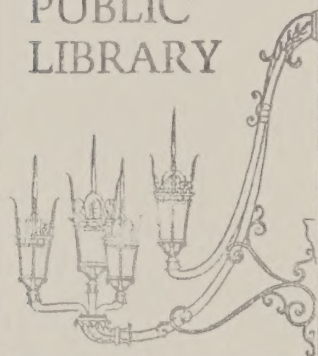



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PARKSIDE


**SCHEMATIC
DESIGN
SUBMISSION**



**Tremont One
Associates**

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THE BRA LIBRARY**

June 23, 1986

	
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June 23, 1986

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
One City Hall
Boston, MA 02110

RE: Parkside West Schematic Design Submission

Dear Mr. Coyle:

Tremont One Associates is pleased to submit the following Schematic Design for Parkside West, a proposed residential/commercial condominium at 170 Tremont Street in downtown Boston, opposite the Boston Common.

Sincerely,

A handwritten signature in cursive script that reads "E. Jackson Hall".

E. Jackson Hall
Manager General Partner

EJH:lm

Enclosure



Parkside
Rendering

C O N T E N T S

	Submittal Report
Exhibit A.	Legal Information
Exhibit B.	Development Budget Pro Forma
Exhibit C.	Architectural and Survey Drawings
Exhibit D.	Shadow Studies
Exhibit E.	Photo and Maps

E X H I B I T S S U B M I T T E D S E P A R A T E L Y

Exhibit F.	40 Scale Massing Model
Exhibit G.	Transportation / Wind Tunnel Studies

S U B M I T T A L R E P O R T

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II.	Financial Information	Page 7
III.	Project Area	Page 10
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VII.	Public Benefits	Page 26
VIII.	Regulatory Controls and Permits	Page 30
IX.	Community Groups	Page 34

PARKSIDE WEST
SUBMISSION
to the
BOSTON REDEVELOPMENT AUTHORITY

ADDRESS & TELEPHONE

I. Applicant Information

A. Development Team

Tremont One Associates
a Massachusetts
Limited Partnership

c/o Hall, Davison & Company
20 University Road
Cambridge Ma 02138

576-7615

DEVELOPER

General
Partners

- E. Jackson Hall
(managing)
- Richard A. Goren
- Thomas & James Piatt
d/b/a Piatt Associates

Limited
Partners

- HBB Tremont Associates
- The Winthrop Trust (1985)

CONTACT: E. Jackson Hall

Csaplar & Bok

Csaplar & Bok
10 Winthrop Square
Boston Ma 02110

ATTORNEY

357-4400

CONTACT: John Bok, Esq.
Thomas Trimarco, Esq.

A joint venture of:

ARCHITECT	Cannon/Yan Cannon Piatt Associates	c/o Cannon-Boston, Inc. 148 State Street Boston Ma 02109 742-5440
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CONTACT: David Ordorica

ELECTRICAL ENGINEER	John Ownby & Associates	50 Milk Street Boston Ma 02109 451-3453
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CONTACT: John Ownby

MECHANICAL ENGINEER	Bay State York Co., Inc.	803 Summer Street S. Boston Ma 02127 269-7800
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CONTACT: Hank Corinha

STRUCTURAL ENGINEER	KKENA McNamara/Salvia	225 Friend Street Suite 5A Boston Ma 02114 227-5508
------------------------	-----------------------	--

CONTACT: Joseph Salvia



Technology Integration &
Development Group, Inc.
WIND ANALYSIS
CONSULTANT
TIDG Inc.
One Progress Road
Billerica Ma 01821

667-3779

CONTACT: Richard E. Hayden

Harron & Associates
PUBLIC
RELATIONS
283 Dartmouth Street
Boston Ma 02116

267-7366

CONTACT: Harron Ellenson

HMM Associates
TRANSPORTATION
CONSULTANT
336 Baker Avenue
Concord Ma 01742

259-1111

CONTACT: Robert D. Klimm

Mortgage Investors Corp.
ACQUISITION
LENDER
200 Clarendon Street
Boston Ma 02116

267-8000

CONTACT: Mark Goldweitz
Guy Peregrin

CONSTRUCTION To Be Selected
LENDER

CONTRACTOR To Be Selected

MARKETING To Be Selected
CONSULTANT

DESCRIPTION OF CURRENT OR FORMERLY-OWNED DEVELOPMENTS IN BOSTON

E. Jackson Hall	<u>Former:</u>	101 Arch Street General Partner
		R-C Realty Associates Ritz Carlton/Condominium Limited Partner
	<u>Current:</u>	200 Portland Street Limited Partner
		Land for Development at 565-575 Washington Street General Partner
		Land for Development at 163-164 Tremont Street General Partner

Thomas & James Piatt d/b/a
Piatt Associates

Current

Cornucopia Restaurant
15 West Street
Owner, Thomas & Kristine
Piatt

Land for Development at
565-575 Washington Street
General Partner

Land for Development at
163-164 Tremont Street
General Partner

Richard A. Goren Current

Land for Development at
565-575 Washington Street
General Partner


Land for Development at
163-164 Tremont Street
General Partner

B. Legal Information

1. Legal actions pending.

Six residential summary process actions for
168 Tremont Street filed June 1986.

Three commercial summary process actions for
169-170 Tremont St. filed June 1986.

- 
2. History of Tax Arrearages
on realty in Boston owned
by one or more of
developer principals

There are no known current or past tax
arrears on any property owned by principals.

3. Property Title Report
including current
ownership and purchase
options in the
development site.

Refer to Exhibit A, Legal Information.

II. FINANCIAL INFORMATION

- A. Full Disclosure of names and addresses of all financially involved participants and bank references

<u>PARTICIPANT</u>	<u>RELATIONSHIP</u>	<u>ADDRESS</u>	<u>BANK REFERENCE</u>
E. Jackson Hall	General Partner	1 Meroer Circle Cambridge, MA 02138	Baybank Harvard Trust 1414 Mass. Avenue Cambridge, MA 02139 Attn: Peter Smollett Senior Vice President
Thomas & James Piatt, d/b/a Piatt Associates	General Partner	15 West Street Boston, MA 02111	Bank of New England 28 State Street Boston, MA 02109 Attn: Linda Swenson
Richard A. Goren	General Partner	341 Newtonville Avenue Newton, MA 02160	Boston Trade Bank One Faneuil Hall Marketplace Boston, MA 02109 Attn: John Marston Senior Vice President
HBB Tremont Associates	Limited Partner	A Massachusetts Limited Partnership with E. Jackson Hall as sole General Partner. Refer to Exhibit A for the names and addresses of other partners.	

- B. Nature of agreements for securing parcels not owned by prospective developer.

All parcels other than the below grade city land are owned by Developer. Developer will file a petition with the Public Improvements Commission of the City of Boston to acquire the below grade land.



C. Development Costs

Refer to Exhibit B for detailed financial
and operating budgets.

1. Cost of Land and Buildings:		\$3,454,000
2. Estimated hard construction cost, including demolition and site preparation:		\$11,275,000
3. Estimated soft costs, including		
professional fees:	\$1,062,000	
financing fees:	232,000	
construction loan interest:	2,929,000	
real estate taxes:	137,000	
insurance:	50,000	
marketing costs:	1,714,000	
administration costs:	373,000	
	-----	6,497,000
4. Inclusionary Zoning Subsidy		432,000
5. Estimated contingency Amount:		804,000

TOTAL DEVELOPMENT COST		\$22,462,000

D. Operation:

1. Anticipated income from rent or sales, including vacancy allowances:		
	Residential Sales:	\$23,842,000
	Parking sales:	2,856,000
	Annual Retail	
	Rental Income:	74,000
2. Anticipated Operating (including taxes) Expenses: (retail space only)		\$16,000

3. Estimated real estate taxes, including expected valuation:

	<u>Taxes</u>	<u>Valuation</u>
Retail:	\$10,000	\$400,000
Residential:	\$352,000	\$22,000,000
Parking:	\$40,000	\$2,500,000

4. Anticipated financing structure, including any equity, mortgages, and terms of debt service:

Equity & Guarantees:	\$4,564,000	
First Mortgage:	16,900,000	
Land Mortgage:	1,000,000	
	<hr/>	\$22,464,000

a. Terms of Debt

First Mortgage loan:

Interest only at floating rate of one point over prime rate for three years with principal payments from residential sales.

Full amount guaranteed by General Partners.

Land Mortgage:

25 year amortization at 11.5% due in ten years, or paid down with residential sales.

Full amount guaranteed by General Partners.

III. PROJECT AREA

Tremont Street, opposite Boston Common, bounded by Tremont Street, Mason Street and abutter on interior lot line. Refer to Exhibit C, Board 15 for metes and bounds description.

IV. RELOCATION INFORMATION

Not applicable to project.

V. PROJECT DESIGN

A. Phase 1 Submission: Project Schematics

1. Written description of program elements and space allocation for each element.

The project will consist of seventeen occupied stories above grade plus four below grade parking levels and a mechanical penthouse. The height of the structure will be 155 feet to the highest level of occupied space.

The gross area schedule is as follows:

	Square Footage
Floors 1-17 (plus mechanical level)	
Residential	77,841
Retail	2,402
Walls, shafts, mechanical space etc.	14,378
Common Areas	7,836
Total Above Grade	102,431

Basement Parking Garage

Walls, shafts, mechanical space	2,595
Common Areas	2,408
Parking areas	26,351
	<hr/>
	31,354

The residential floors 2-17 will include a total of 94 units as follows:

Two Bedrooms	26
One Bedroom with Study	37
One Bedroom	31
	<hr/>
TOTAL	94

The four level (spiral) Parking Garage includes 90 valet style parking spaces.

2. Neighborhood plan and sections at appropriate scale showing relationships of the Parkside to the neighborhood's:

- a. massing:
- b. building height
- c. scaling elements
- d. open space
- e. major topographic features
- f. pedestrian and vehicular circulation
- g. land use

— Refer to Exhibit C,
Boards 2, 3, 4, 11, 12,
and 15

4. Sketches and diagrams clarifying design and massing decisions. Refer to Exhibit C, Boards 1, 13, and 14
5. Eye-level perspective showing Parkside West in the context of Tremont and Mason Street. Refer to Exhibit C, Boards 1, 11 and 12
6. Aerial view of Parkside site. Refer to Exhibit E
7. Site sections of Parkside West showing relationships to adjacent buildings and Boston Common area. Refer to Exhibit C, Boards 3, 11, and 12
8. Parkside extended site plan at appropriate scale showing:
- a. General relationships of proposed and existing adjacent buildings and open space. (at 32 scale) Refer to Exhibit C, Boards 2 and 4
 - b. Open spaces defined by buildings on adjacent parcels and across Mason and Tremont Streets. (at 32 scale) Refer to Exhibit C, Board 2



- | | |
|---|---|
| c. General location of pedestrian ways, driveways, parking, service areas, streets, and major landscape features. | Refer to Exhibit C,
Board 2 |
| d. Pedestrian, handicapped, vehicular and service access and flow through the proposed building and site and to adjacent areas. | Refer to Exhibit C,
Board 7 |
| e. Survey information showing existing and proposed elevations, benchmarks and utilities. | Refer to Exhibit C,
Boards 15 and 16 |
| f. Phasing possibilities | None. |
| g. Construction limits of site. | Refer to Exhibit E |
9. Massing model at 40 scale for BRA use:
- Exhibit F is included under separate cover.



10. Drawings at 1/8" scale
describing architectural
massing, facade design and
proposed materials
including:

- a. Building and site
improvement plans.
- b. Elevations in the context
of the surrounding area.
- c. Sections showing
organization of functions
and spaces.

— Refer to Exhibit C,
Boards 1 through 12

11. Preliminary building plans
showing ground floor and
typical upper floors.

Refer to Exhibit C,
Boards 7,8,9,10

VI. BRA ENVIRONMENTAL IMPACT
ASSESSMENT

A. Transportation/Traffic

Refer to Exhibit G, Transportation Study and Access Plan for Parkside West in Boston, prepared by HMM Associates dated June 1986. (Provided under separate cover.) Conclusions below are paraphrases of the referenced report.

1. Parking for Parkside West.

- a. Number of spaces provided indicating public and private allocation.

90 spaces will be provided solely for the residents and occupants of Parkside West.

- b. Reduction in parking from previous use of site.

No reduction; 90 space increase.

- c. Proposal's impact on demand for parking.

Unlikely to produce extraneous demand for on street parking, nor competition with commercial demands.

- d. Parking plan, including layout, access, and size of spaces.

Refer to Exhibit C, Boards 5, 6 and 7

- e. Evidence of compliance with City of Boston parking freeze requirements.

All parking is residential and exempt from Parking Freeze.

- f. Description of measures to reduce parking demand.

1. Providing one-to-one parking ratio in area where residential ownership is one-half-to-one average.
2. To discourage car ownership, a car rental program to provide occupants with immediate access to rental cars via arrangement with agency to provide waiting car on premises at all times.

2. Loading

- a. Number of Docks

One; Also, off street vehicle storage area for joint use of valet parking attendants and small delivery vehicles.

- b. Location and dimension of docks.

Loading Bay: 12 feet by 20 feet.
Staging Bay: 24 feet by 15 feet.

3. Access

- a. Size and maneuvering space on-site or in public right-of-way.

Both areas adjacent to Mason Street with 22 feet to opposite curb.

- b. Access, curb cuts, and/or sidewalk changes required.

Curb Cuts on Mason Street.

4. Vehicular Traffic

- a. Project vehicular traffic demand and generation (daily and peak-hours) and distribution.

	<u>Average Daily</u>	<u>AM Peak</u>	<u>PM Peak</u>
In	75	2	14
Out	75	14	6

- b. Circulation and access impacts on the local and regional street system, including capacity and level-of-service analyses.

Since trip generation is insignificant, such analyses do not serve any purpose for either measurement of project impact or provision of meaningful baseline data for nearby minor intersections.

- c. Modal split and vehicle occupancy analysis.

Walking: 45%
Public Transit: 25%
Car: 30%
Average Car Occupancy: 1.5 persons



B. Wind (Information is required during the schematic design stage for build and no-build conditions.)

1. Wind tunnel testing will be required for:

a. Any building higher than 150 feet.


b. Any building 100 feet high and two times higher than the adjacent buildings. c. Other buildings which fall below these thresholds, but because of their context and particular circumstances would require wind tunnel testing.

Refer to Exhibit G, Quantitative Assessment of the Wind Effect of the Proposed Parkside Project, Boston, Massachusetts, by Technology Integration and Development Group, Incorporated (TIDG), dated May 20, 1986. Included under separate cover.

The report concludes that "Simply put, the Parkside . . . Project has minimal impact relative to existing conditions."



- C. Shadow (Information should be provided during the schematic design stage.)
1. Shadow analysis plans should be submitted at a scale of 1" = 40' and 1" = 100'
 2. Shadow impact analysis must include net new shadows as well as existing shadows.
 3. Initial shadow analysis must include shadow impacts for build and no-build conditions for the hours 9:00 a.m., 12:00 noon, and 3:00 p.m. conducted for four periods of the year at the vernal equinox, autumnal equinox, winter solstice, and summer solstice.
 4. Shadow analyses also are to be conducted at 10:00 a.m., 11:00 a.m., 12:00 noon, 1:00 p.m., and 2:00 p.m. on October 21 and November 21, and must show the incremental effects of the proposed massing on proposed or existing public spaces including major pedestrian areas.

- 
5. Additional shadow analyses may be required depending on the particular physical characteristics of the site including its solar orientation relative to public open spaces, pedestrian patterns and street patterns, and existing shadows in the area.

Refer to Exhibit D, herein for graphic presentation of shadows created for the requested times for both current and proposed building configurations.

H. Noise

1. Where appropriate, noise analyses to determine compliance with City of Boston regulations and applicable state and federal guidelines

The project generates no noises beyond that generated by normal heating and air conditioning equipment. Since cooling towers and emergency generators will be at roof level, noise levels will be significantly below those generated by adjacent structures.

J. Construction Impacts

1. Description of construction staging areas.

Refer to Exhibit E, Construction Staging Area Plan.

The proposed construction fenced-in area includes:

- a. Mason Street between the proposed building and the Daughters of Saint Paul building. (Most of the street will be excavated during foundation and below grade parking construction.)
- b. The parking spaces directly in front of the Project on Tremont St. area to be used for loading, unloading and storage.

2. Availability of construction worker parking.

Tradesmen will be encouraged to use local garages. During excavation and substructure work, on-site parking is not feasible. As parking becomes available in the new building (and when conditions are safe), the garage will be used for tradesmen.

3. Potential dust generation and mitigation measures to control emissions:

The Contractor expects to generate and control dust as follows:

- a. From excavation - controlled by keeping areas damp by spraying with water.
 - b. From spray-fireproofing (if steel structure) - controlled by using fabric screens to contain.
 - c. From general clean-up - controlled using water and/or sweeping compound.
4. Permits from Air Pollution Control Commission for sand blasting, if appropriate

No sand blasting contemplated.

5. Potential noise impact and measures to minimize noise levels.

The only loud construction noises anticipated are from driving soldier beams for sheeting. This work will last approximately 45 days and will be controlled by regulating working hours. There will be noise above ambient conditions from normal construction equipment including excavation equipment, cranes, trucks, small tools, etc. The majority of such noise generation is in the first half of construction, or eight months. The primary group affected by noise generation will be the residents of 80 Mason Street. Developer intends to keep close contact with the residents to minimize problems on an individual basis.

6. Truck traffic and access
 routes

Most trucks are expected to enter from Tremont Street, though access is available from Mason Street. The use of the Mason Street elbow will permit trucks to exit via Mason Street, thus allowing a circular flow. By using the parking lane on Tremont Street as an unloading area, all work can be contained within the fenced area.

7. Pedestrian safety

During the foundation stage (approximately 6 months) the excavation will extend into the sidewalk of Tremont Street, and the parking lane will be used for an unloading zone. During this time, it is proposed that pedestrian traffic be directed across Tremont Street at the nearest safe crosswalk. As soon as the construction has progressed so as to no longer pose a safety problem from overhead work, a covered pedestrian walkway will be built at the new sidewalk.

K. Historical Landmarks

1. Description of the
 project site location in
 proximity to a National
 or Massachusetts Register
 site or district or
 Landmark designated by
 the Boston Landmarks
 Commission

The project site at 168-170 Tremont Street is across Tremont Street from The Boston Common, and is within 150 feet of the rear entrance to the Opera House, a boundary of the Washington



Street Historic Theatre District. (Refer to Exhibit E, Washington Street Historic Theatre District map.) This district fronts on Washington Street and a small portion abuts Mason Street. The Washington Street Historic Theatre District has been registered in the National Register of Historic Places; and, also has been designated a Landmark by the Boston Landmarks Commission. The Boston Common is similarly registered.

2. Possible effects to the National or Massachusetts Register site or district or a Landmark designated by the Boston Landmarks Commission.

The Boston Common will be minimally effected by Parkside West. The new building will be higher than the existing buildings and will create additional shadows on the Common for brief periods. These shadows are judged not to have any material impact on either the usability or the plant life on the Boston Common. Refer to Exhibit D.

Wind conditions will not be materially changed by the proposed Project.

There is no material environmental effect on the Washington Street Historic Theatre District from the project.

L. Air Quality

1. Impact on local air quality from additional traffic generated by the project, including identification of any location projected to exceed national or Massachusetts air quality standards

Since daily vehicle use is only 75, there will be no measurable impact on air quality. Refer to Exhibit G.

2. Estimation of emissions from any parking garage constructed as part of the project

No emissions above ambient conditions will be detectable.

3. Description and location of building/garage air intake and exhaust systems and evaluation of impact on pedestrians

Air intake is through the garage door. Air exhaust, 14 feet above Mason Street, will be atop the loading bay. The exhaust system will operate only on detection of CO levels in the garage above 50 ppm. It is expected that the system will operate less than 1% of the time due to low CO concentrations in the minimally used garage.

VII. Public Benefits

A. Employment plan including:

1. Estimated number of construction jobs

The number of construction jobs is estimated to
be Total 250
Peak 130

2. Estimated number of permanent jobs

Building Staff:	6 to 8 persons
Retail Shops:	2 to 10 persons

3. Future tenant profile

The units will be occupied by upper income urban workers whose annual incomes will begin at \$75,000 to \$80,000.

4. Resident, minority and women hiring plan

The developer will use best efforts to comply with the Boston Plan including all record keeping requirements.

B. Tax revenues, including
existing annual taxes on
property, estimated future
annual taxes, and change in
tax revenue

1. Existing taxes (approx.) \$24,000

2. Estimated Future Taxes [Assumed Rates:
\$16.00/1000 Resid. \$25.00/1000 Commer.]

A. INITIAL Taxes (At Certificate of Occupancy)

Condo. <u>Unit Type</u>	Assessed <u>Value</u>	Annual <u>Tax</u>
Commercial	\$100,000	\$2,500
Residential	10,000,000	160,000
Parking	1,000,000	16,000
		<hr/>
		\$178,500

B. FIRST BIENNIAL REVALUATION

Condo. <u>Unit Type</u>	Assessed <u>Value</u>	Annual <u>Tax</u>
Commercial	\$400,000	\$10,000
Residential	22,000,000	352,000
Parking	2,500,000	40,000
		<hr/>
		\$402,000

C. Chapter 121A payment.

Not Applicable

D. Purchase price for
publicly-owned property

The price for the City owned land below the sidewalks for the Parkside garage is to be determined by an appraisal process administered by the Public Improvements Commission and approved by the Boston City Council.

E. Development Impact Project
Exaction

1. Housing Creation or
Housing Payment Exaction

Developer will commit to an appropriate plan after further discussion with the BRA staff.

F. Child Care Plan

No child care plan is contemplated.

G. Other benefits

PUBLIC IMPROVEMENTS

As part of the price to be paid for the City owned land the project will provide public improvements now contemplated to include:

Tremont Street in front of building:
tree planting, some alternative type of paving such as brick, and new curbing.

Mason Street Elbow:

Closing street to all but emergency traffic, making a pedestrian concourse featuring benches, trees and other planters, limited street commerce (to be approved by the BRA) of a cafe or the like usage, alternative paving of brick and/or cobblestones (with an area appropriate for handicapped egress and passage, and new curbing (ramped as appropriate).

Mason Street:

Sidewalk repaved in brick or other stone pavers. Concrete at ramps and loading dock.

VIII. Regulatory Controls and
Permits

- A. Existing zoning requirements, calculations, and any anticipated zoning requests.

Refer to Exhibit A, Copy of Building Permit Application, for full description.

Height Limitation:

The existing Code height limitation for Parkside West is 155 feet; The project will comply with this limitation.

Open Space:

The Code requires 50 feet of usable open space per dwelling unit; Developer proposes to provide no such space and will seek a variance from such requirement. With the adjacent Boston Common and the dense nature of the site, open space on the premises is not necessary.

Side Yard:

The Code requires a side yard for a corner lot; no side yard is proposed and Developer seeks a variance from such requirement.

Parapet Setbacks:

The Code requires parapet setbacks for the side and rear portions of the proposed building; no such setbacks are proposed and Developer seeks a variance from such requirement.

Floor Area Ratio Limitation:

The Code allows a maximum F.A.R. of 10.0. Developer contemplates using the entire envelope within the 155 foot height limitation. Developer has filed its appeal to the Zoning Board of Appeal specifying a F.A.R. of 16.94 which was calculated without allowance for mechanical area deductions and assuming no acquisition of City land. The actual variance to be sought at the Board of Appeal assuming the endorsement by the ERA of the proposed acquisition of City land will be 12.65.

B. Anticipated permits required from other local, state, and federal entities with a proposed application schedule

<u>Permit</u>	<u>Authority</u>	<u>Application Date</u>
Building	Boston Inspectional Services	April 17, 1986
Sewer Connection	Mass D.E.Q.E.	August 1986
Curb Cuts (Commercial Building Driveway)	D.P.W. (Boston)	August 1986
Demolition	Boston Inspectional Services	August 1986
Life Safety Systems	Boston Inspectional Services	September 1986
Excavation	Boston Inspectional Services	September 1986



Foundation	Boston Inspectional Services	September 1986
Occupancy	Boston Inspectional Services	December 1987
Fuel Storage	Boston Public Safety Commission	December 1987
Elevator	Boston Inspectional Services	December 1987

C. Employment contract compliance

The developer and its contractor will use best efforts to comply with the Boston Plan including all record keeping requirements.

D. For structures in National or Massachusetts Register Districts or site individually listed on the National or Massachusetts Register of Historic Places, duplicates of parts I and II of the certification documents and applicable correspondence and permits

Not Applicable.

- E. For projects requiring compliance with the Massachusetts Environmental Policy Act (MEPA), copies of the Environmental Notification Form, Certificate of the Secretary of Environmental Affairs, and Environmental Impact Report, if required

Not Applicable.

- F. Other applicable environmental documentation

None.

IX. Community Groups

- A. Names and addresses of project area owners, displacees, abutters, and also any community groups which, in the opinion of the applicant, may be substantially interested in or affected by the proposed project.

1. PROJECT AREA OWNERS AND ABUTTERS.

Abutters

167 Tremont Street (Dunkin' Donuts),
Owner, Beneficiaries of the J.S.H.
Realty Trust (the "Hunters")

171-172 Tremont Street (Catholic Book Store),
Owner, The Daughters of Saint Paul.

80 Mason Street, (Elderly Housing),
Owner, Mason Place Company Limited Partner-
ship, Walter Winchester et al,
General Partners.

Proximate

174-175 Tremont Street (Vietnamese Store),
Owner, Henry Levin Trust

151 Tremont Street (Tremont-On-The Common)
Representative, Board of Trustees
Residents' Committee

539 Washington Street, (the Opera House),
Owner, The Opera House Inc.

165-166 Tremont Street (Wok In and Jan's
Liquors),
Owner, A.W. Perry Inc.

2. DISPLACED.

Commercial

Tenants at 169-170 Tremont Street

The three tenancies expired in February and March 1986. Each tenant took possession at below market rents on the basis of a 1986 relocation. All three businesses are now relocating.

Kiki's Restaurant at 168 Tremont Street.

The restaurant owner has reached an agreement with the developer to vacate the premises upon notice. Vacation is expected to occur in August or September, 1986.


Residential

Tenants at 168 Tremont Street.

Developer took possession of property with eight tenants, all in possession with Tenants-at-will rights. In 1982 the property was ruled exempt from Boston Rent Control Board Regulations. Appropriate notice of termination has been given, and two have vacated. Developer has made an appropriate offer to each of the tenants to assist in relocation. Amicable relocation of all tenants is expected.

3. COMMUNITY GROUPS

Chinatown Neighborhood Council Review Committee
including 80 Mason Place and Tremont On The
Common Residents Subcommittees



Downtown Task Force, Greater Boston Chamber of
Commerce

Friends of the Common

Boston Preservation Alliance

Massachusetts Historical Commission
(primary interest in Parkside East not
current project)

Downtown Crossing Association

B. A list of meetings proposed
and held with interested
parties

MEETINGS HELD OR PROPOSED WITH INTERESTED
PARTIES REGARDING PARKSIDE WEST

Tremont On The Common Residents' Committee,
March 26, 1986 (Chinatown Neighborhood
Council SubCommittee and with 80 Mason
Place Residents' Committee)

80 Mason Place Residents' Committee,
May 15, 1986, (Also attending were
representatives of the Daughters of
Saint Paul)

Chinatown Neighborhood Council SubCommittee,
March 26, 1986 (at Tremont On the
Common)



Chamber of Commerce, Center City Task Force
June 4, 1986

Boston Preservation Alliance
Scheduled in consultation with BRA.

Friends of The Common
Scheduled in consultation with BRA.

Daughters of Saint Paul (Abutters of Project)
To be scheduled in late June, 1986.

Massachusetts Historical Commission
Scheduled in consultation with BRA.

Downtown Crossing Association
Scheduled in consultation with BRA.

Mayor's Office, John Connolly
Scheduled in consultation with BRA.

Secretary of State
Scheduled in consultation with BRA.

Walter Winchester, State Street Development,
[Managing Partner and developer of 80 Mason
Place]
March 27, 1986.

End of Submittal Report



E X H I B I T A

L E G A L I N F O R M A T I O N

I.	List of Partners in HBB Tremont Associates Limited Partnership	Page 1
II.	Deed to 168 Tremont Street	Page 2
III.	Deed to 169 Tremont Street	Page 3
IV.	Deed to 170 Tremont Street	Page 4
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List Of Partners
HBB Tremont Associates Limited Partnership

<u>General Partner</u>	<u>Percentage Of Ownership</u>
E. Jackson Hall Hall, Davison & Company 20 University Road Cambridge, MA 02139	59.636%
 <u>Class A Limited Partners</u>	
Carol Foley Fishbein 126 Kilsyth Road Brookline, MA 02146	1.0000%
Scott Levitan 11 Bigelow Street Cambridge, MA 02138	2.5000%
E. Jackson Hall Hall, Davison & Company 20 University Road Cambridge, MA 02138	11.5000%
 <u>Class B Limited Partners</u>	
E. Jackson Hall Hall, Davison & Company 20 University Road Cambridge, MA 02138	21.3636%
 <u>SPECIAL LIMITED PARTNER</u>	
Alan L. Stanzler 20 Beacon Street Boston, MA 02108	4.0000%
 TOTAL:	 100.00%

PROPERTY ADDRESS: 168 TREMONT STREET, BOSTON, MASSACHUSETTS

Limited Partnership

L & C Associates, a Massachusetts limited partnership of which Harold Brown of Boston, Massachusetts and Petros A. Palandjian of Belmont, Massachusetts are the Managing General Partner and General Partner, respectively with a mailing address at 39 Brighton Avenue, Allston, Massachusetts

for consideration paid \$ One Million One Hundred Thousand Dollars (\$1,100,000.00)
grant to Thomas Platt and Richard Goren as Trustees of Tremont Place Realty Trust u/d/t dated February 15, 1985

of

with quitclaim warrants

the land in Boston, Massachusetts with all buildings and improvements thereon described in Exhibit A attached hereto and incorporated herein by reference.

(Description and encumbrances, if any)

The Grantor hereby assigns, transfers and sets over to the Grantee all of the Grantor's interest in all leases and tenancies of the granted premises.

I, Harold Brown and seal this 15th day of April, 1986
BY: L & C ASSOCIATES LIMITED PARTNERSHIP
Harold Brown, Managing, General Partner
BY: Petros A. Palandjian, General Partner

By: Commonwealth of Massachusetts

April 15 1986 Suffolk 19
Then personally appeared the above named Harold Brown, general partner
of L & C Associates Limited Partnership
and acknowledged the foregoing instrument to be his free act and deed, before me,

Jeffrey M. Freedman
Notary Public - Justice of the Peace
My Commission expires 11/19/91, 1991

EXHIBIT A

A certain parcel of land with the improvements thereon situated on the southeasterly side of Tremont Street in the City of Boston, County of Suffolk, Commonwealth of Massachusetts, now known and numbered as 168 Tremont Street, as shown on a plan entitled "Plan of Land, Boston, Mass.", by Harry R. Feldman, Inc., dated March 11, 1982, recorded with Suffolk County Registry of Deeds herewith, said parcel being made fully bounded and described as follows:

- NORTHWESTERLY - 36.15 feet, by Tremont Street, as shown on said plan;
- NORTHEASTERLY - 73.83 feet, by land N/F Joseph Hunter, by a line through a party wall, as shown on said plan;
- SOUTHEASTERLY - 26.00 feet, by Mason Street, as shown on said plan; and
- SOUTHWESTERLY - 72.56 feet, by land N/F Samuel Bertolini, Trustee, by a line through a party wall, as shown on said plan.

Said parcel containing 1,909 square feet, according to said plan.

Said premises are hereby conveyed subject to and together with the benefit of the following:

Party Wall Agreement in Deed from the Inhabitants of the Town of Boston to Peter Banner, dated July 16, 1811, recorded with Suffolk County Registry of Deeds in Book 238, Page 175.

Party Wall Agreement between Benjamin F. Brooks et al, Trustees, Harriot M. Goddard, and Mary C. Irving, dated October 6, 1871, recorded with Suffolk County Registry of Deeds in Book 1829, Page 271.

Party Wall Agreement and Revocable License between Arthur L. Howard and Charles F. Adams, Trustees under the Will of Harriot M. Goddard, late of Boston, and the State Executive Committee of the Young Men's Christian Associations of Massachusetts and Rhode Island, dated November 21, 1917, recorded with Suffolk County Registry of Deeds in Book 4068, Page 78.

Party Wall Agreement and Revocable License between George M. Amerige and Charles F. Adams, Trustees under the Will of Harriot M. Goddard, and the State Executive Committee of the Young Men's Christian Associations of Massachusetts and Rhode Island, dated October 28, 1944, recorded with Suffolk County Registry of Deeds in Book 6128, Page 25.

Being the same premises conveyed to grantor herein by deed of York Realty, Inc. dated March 15, 1982 recorded with Suffolk Deeds, Book 9924, Page 499.

I, SAMUEL J. BERTOLINO, as Trustee of Webster Realty Trust u/d/t dated April 4, 1977 and recorded with the Suffolk County Registry of Deeds on April 4, 1977 at Book 8944, Page 562
of Watertown, Middlesex County, Massachusetts,

being unmarried, for consideration paid \$ Eight Hundred Thousand and 00/100 (\$800,000.00) Dollars

grant to THOMAS PIATT and RICHARD A. GOREN, as Trustees of Tremont Place Realty Trust, u/d/t dated February , 1985 and recorded with the Suffolk County Registry of Deeds on February , 1985 as Instrument No. with quitclaim covenants of Boston, Suffolk County

~~shelved in~~

(Description and encumbrances, if any)

The land with the buildings thereon, now known as No. 169 Tremont Street, Boston, Suffolk County, Massachusetts, bounded and described as follows:

WESTERLY on Tremont Street, twenty-six (26) feet;
NORTHERLY on land once of Peter Banner, now or late of Arthur L. Howard, Trustee, seventy-two (72) feet;
EASTERLY on Mason Street, twenty-six (26) feet;
SOUTHERLY on land formerly of John Lowell, now or late of Mabel P. Walker, seventy-one (71) feet;

or however otherwise said premises may be bounded, measured or described and be all of said measurements more or less.

Subject to restrictions and easements of record insofar as the same are now in force and applicable.

For Grantors' title, see Deed of Richard A. Kaye, of Newton, Middlesex County, Commonwealth of Massachusetts, and William G. Kaye, of Rockville, Maryland, Trustees under the Will of Philip A. Kaye (see Norfolk Probate Case No. 167951), dated April 4, 1977, and recorded with Suffolk Registry of Deeds, in Book 8944, Page 575.

Witness my hand and seal this 27th day of February, 1985

Samuel J. Bertolino
Samuel J. Bertolino

Notary Public for the Commonwealth of Massachusetts

Suffolk County, Massachusetts, February 13, 1985

Then personally appeared the above named Samuel J. Bertolino

and acknowledged the foregoing instrument to be his free act and deed, before me,

Notary Public
Notary Public — Justice of the Peace

My Commission expires February 1987

Individually and
I, SAMUEL BERTOLINO, as Trustee of Turner Realty Trust u/d/t dated
October 25, 1979 and recorded with the Suffolk County Registry of
Deeds on October 25, 1979 at Book 9291, Page 261
of Watertown, Middlesex County, Massachusetts,

being unmarried, for consideration paid \$Eight Hundred Thousand and 00/100
(\$800,000.00) Dollars

grant to THOMAS PIATT and RICHARD A. GOREN, as Trustees of Tremont Place
Realty Trust, u/d/t dated February , 1985 and recorded with the Suffolk
County Registry of Deeds on February , 1985 as Instrument No.
of Boston, Suffolk County with quitclaim covenants

Whereas:

(Description and encumbrances, if any)

A certain parcel of land with the buildings thereon situate and now
numbered 178 on Tremont Street, in said Boston, shown on Plan of Land
in Boston, Massachusetts, dated March 14, 1944, by Everett M. Brooks,
Civil Eng. recorded with Suffolk Deeds, Book 6884, Page 487, bounded
and described as follows:

NORTHWESTERLY on said Tremont Street, twenty-six and 47/100 (26.47)
feet;

NORTHEASTERLY on land now or formerly of Wetmore by a line running
through the middle of the brick partition wall,
seventy-one and 37/100 (71.37) feet;

SOUTHEASTERLY on Mason Street, twenty-six and 84/100 (26.84) feet;
and

SOUTHWESTERLY on said Mason Street, seventy-one and 47/100 (71.47)
feet.

Containing according to said plan 1983 square feet of land, or
however otherwise said premises may be bounded or described and be
any or all of said measurements or contents more or less.

For title see deed of Richard A. Kaye, of Newton, Middlesex County,
Commonwealth of Massachusetts, and William G. Kaye, of Rockville,
Maryland, Trustees under the Will of Philip A. Kaye (see Norfolk
Probate Case No. 167951), dated April 4, 1977, and recorded with
Suffolk Registry of Deeds, in Book 9291, Page 274.

Witness MY hand and seal this 1st day of February, 1985

Samuel Bertolino
Samuel Bertolino, Trustee and
Individually

The Commonwealth of Massachusetts

Suffolk ss. February 3, 1985

Then personally appeared the above named SAMUEL Bertolino

and acknowledged the foregoing instrument to be his free act and deed, before me,

Notary Public - Justice of the Peace

My Commission expires 2-1-1987



APPLICANT MUST USE TYPEWRITER IN FILLING IN
THIS APPLICATION

CITY OF BOSTON

Certified Street Num

Street Numbering Inspect

APPLICATION TO THE INSPECTION SERVICES COMMISSIONER FOR PERMIT:—

To erect building or structure, under provisions of Chapter 802 of the Acts of 1972 as Amended.

Certified street and number 170 (a/k/a 168,169) Tremont St. Within Tremont St. Fire Zone Ward

Name of Owner Tremont One Associates Address 20 University Rd, Cambridge, MA 02138

Name of Architect Cannon/Yan Address 148 State St, Boston, MA 02109

Classification of building Post Office Code 369 Lexington Ave, New York, NY 10017

Dimensions of building or structure — Front 78'-10" Right side 71'-5 5/8" Left side 73'-10" Rear 79'-03/4"

Height from sidewalk or mean grade to highest point of roof (Measured) 78'-10" 71'-5 5/8" 73'-10" 79'-03/4"

Dimensions Lot — Front 78'-5-5/8" Right side 177' Left side 73' Rear 78'-10"

Main stairs 2 Back stairs None Fire escapes None Con. balconies None Any other None

Material of — Foundation Concrete Floors Concrete Walls Gypsum wallboard Thickness of 2 x 5/8"

Roof construction Concrete Soil Till Masonry 8"

Floors	1	2	3	4	5
Occupancy					
Number of persons accommodated	Retail & Residential lobby	Residential			
Designed live load		Dwellings	40 PSF		50 PSF
	100 PSF	Corridors	60 PSF		

Number of employees in building 3 Proposed occupancy Residential & Retail

Cubic Volume 1,034,000 X 8 per cu. ft. Estimated cost

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION

94-unit residential building; 17 stories; reinforced concrete, flat-slabs, columns and beams; masonry exterior walls; located at corner of Tremont Street and Mason Street.

Date 4/17/86

The facts set forth above in this application and accompanying plans are a true statement made under penalty of perjury.

Richard McNamee
(Signature of Owner or Authorized Agent)

C/O HALL, DAVEN & COMPANY
20 UNIVERSITY ROAD
(Address) CAMBRIDGE MA 02138 576-7615

Richard McNamee
(Signature of Licensed Builder)

John Moriarty & Associates
(Name of Contractor)

Address 8 Winchester Place Winchester, MA Address 8 Winchester Place

Lic. No. B 00183 Class ABC

My license expires 11-5-86 Winchester, Mass 01890

BD 534

ZONING COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, ETC.

(1) USE ITEM: ARTICLE 8 Section 8-7, use nos. 7, 34, 36A, 37, 39, 43, 44,

Prepared by: Cannon
Cannon/Yan
Piatt Assoc. 02109148 St.
Boston, MA
02109

(2) DIMENSIONAL REQUIREMENTS: ARTICLE 13-1

ARTICLE AND SECTION		14-1	14-2	14-1 PLUS 14-2	14-3 14-4	ART 15	ART 16	ART 17	ART 18	ART 19	ART 20	ART 21	ART 22
		MIN. LOT SIZE	MIN. LOT AREA FOR ADDITIONAL DWELLING UNIT.	TOTAL LOT SIZE	MIN. LOT WIDTH	MAX. FLOOR AREA RATIO	MAX. HEIGHT OF BUILD.	USABLE OPEN SPACE PER DWELL. UNIT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. SETBACK OF PARAPET	MAX. USE OF REAR YARD
ZONE	REQU'D BY CODE	None	None	None	None	10.0	155'	50 SF	None	None	None	29.23	--
	EXISTING CONDITION	N/A	N/A	N/A	N/A	N/A	None	None	None	None	None	None	--
	PROPOSED CONDITION	N/A	N/A	N/A	N/A	16.94	155'	None	None	None	None	None	--

GROSS FLOOR AREA: SECTION 2-1(21) F.A.R. = $\frac{\text{Gross Floor Area}}{\text{Lot Area}}$

Basement — (Parking garage) 0

First Floor — 4378

Second Floor — 5068.98

Third Floor+Fourth Fl. $5926.98 \times 2 = 11,853.96$

5th thru 8th Fl. $5849.98 \times 4 = 23,399.92$

9th thru 17th Fl. $5753.98 \times 9 = 51,785.82$

Total — 96,486.68

$$\text{F.A.R.} = \frac{96,486.68}{5695} = 16.94$$

(3) OFF-STREET PARKING: ARTICLE 23

Dwelling Units \times factor = spaces (for houses, apartments, hotels, etc.)

or Floor Area/factor = spaces (for offices, stores, factories, etc.)

Section 23-6 (a) When the maximum floor area ratio specified in Table B or Section 13-1 for a lot is 8.0 or 10.0, off-street parking facilities are not required for such lot.

(4) OFF-STREET LOADING: ARTICLE 24

Section 24-1 Uses 34, 36A, 37, 44 total 2,058 < 15,000

(only required for uses other than 1 through 10, 26, 27, 28, 31, 32, 33, 39, 40, 50, 52, 53, 58, 59) therefore no loading bays are required.

NOTE: All of above data is to be attached to, or incorporated into, the Plot Plan Signed by Certified Land Surveyor or Certified Engineer

See " Plan, Boston, MA", dated March 17, 1986, prepared by Harry R. Feldman, Inc. and filed herewith

NOTES

1. Section 18-2 conformity with existing building alignment.
2. Table B, Section 13-1, Note (4) and Section 19-4 side yards in H districts; building abuts on adjacent lot.
3. Section 20-7 rear yards of thru lots considered same as front yard requirements, see Section 18-2 conformity with existing building alignment. Table B, ...adjacent lot. Refer also to sec. 19-6, Corner Lots.

4. Parapet Setbacks Required:

Front	$\frac{155' + 78.83'}{8}$	$29.23 - 50' = \text{None}$
Side	$\frac{155' + 71.47'}{8}$	$30' - 28.30 = \frac{1.70}{0} = 13.3'$
Rear	$\frac{155' + 79.06'}{8}$	$28 - 29.26 = \frac{-1.26}{2} = 15.25'$

5. Bay windows side walls are 90 degrees, which is less than 135 degrees allowed. [Section 2-1 (3)].
6. Conditional use approval required by Appeals Board for use 36A.

Boston

DATE: may12 1986

NAME: Tremont One Assoc.

PURPOSE: Building a new building-

ADDRESS: 20 University Rd,
Cambridge, Mass

17 stories.

RE: APPLICATION NO. 4635

LOCATION: 170 Tremont St. Ward 3

B-10
[H-4 as per 513-4]

YOUR APPLICATION CITED ABOVE IS HEREBY REFUSED AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED: ARTICLES:

- () Section A-7 Use Item #
- () Section A-7 Use Item #
- () Section 8-7 Use item #
- () Section 7-4 IN VARIANCE WITH A FORMER DECISION OF THE BOARD OF APPEAL.
- () Section 9-1 EXTENSION OF STRUCTURAL CHANGE TO A NON-CONFORMING USE.
- () Section 9-2 CHANGE IN A NON-CONFORMING USE.
- () Section 10-1 OFF STREET PARKING IS NOT ALLOWED WITHIN THE FRONT NON SIDE YARD.
- () Section 14-1 LOT AREA IS INSUFFICIENT.
- () Section 14-2 LOT AREA FOR ADDITIONAL DWELLING UNITS IS INSUFFICIENT/NOT PROVIDED.
- () Section 14-3 LOT WIDTH IS INSUFFICIENT.
- () Section 14-4 LOT FRONTAGE IS INSUFFICIENT.
- (X) Section 15-1 FLOOR AREA IS EXCESSIVE.
- () Section 16-1 HEIGHT OF BUILDING IS EXCESSIVE.
- () Section 16-8 RESTRICTED ROOF STRUCTURE DISTRICT.
- (X) Section 17-1 USABLE OPEN SPACE IS INSUFFICIENT.
- () Section 18-1 FRONT YARD IS INSUFFICIENT.
- () Section 18-3 TRAFFIC VISIBILITY ACROSS CORNER IS INSUFFICIENT.
- () Section 18-4 FRONT YARD (OTHER STREET) (S) IS INSUFFICIENT.
- (X) Section 19-6 SIDE YARD IS INSUFFICIENT. 17-6
- () Section 20-1 REAR YARD IS INSUFFICIENT.
- (X) Section 21-1 SET BACK OF PARAPET IS INSUFFICIENT.
- () Section 23-1 OFF STREET PARKING FACILITIES ARE INSUFFICIENT.
- () Section 24-1 OFF STREET LOADING FACILITIES ARE INSUFFICIENT.
- () Article 27 IPOD--INTERIM PLANNING OVERLAY DISTRICT.

REFUSAL OF A PERMIT MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS, PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED THROUGH APRIL 1963.

VERY TRULY YOURS,

VERY TRULY YOURS,

Ellen Pinkos

FOR THE COMMISSIONER,
Ellen Pinkos,
Acting Zoning Administrator
725-4722

FOR THE COMMISSIONER,
Michael Dello Iacono,
Asst. Zoning Administrator
725-3439



William Sommers, Commissioner/INSPECTIONAL SERVICES DEPARTMENT/807 City Hall/725-4700/Boston, MA 0220

E X H I B I T B

D E V E L O P M E N T B U D G E T P R O F O R M A

- | | | |
|------|--|--------|
| I. | Condominiums Development Pro Forma | Page 1 |
| II. | Condominiums Sales Pro Forma | Page 2 |
| III. | Condominium Cost of Ownership
Pro Forma | Page 3 |

CONDOMINIUMS DEVELOPMENT PRO FORMA

(Estimates in actual dollars for the years 1986 - 1988)

RESIDENTIAL UNITS

Mix of Units		Average Unit Size (GSF, NSF)
1 Bed	68	1 Bed 998
2 Bed	26	2 Bed 1,202
Other	0	Other 776

TOTAL 94

Number of Parking Spaces

90

SQUARE FOOTAGE

Residential GSF	100,029
Parking GSF	31,354
Retail GSF	2,402
TOTAL GSF	

133,785

(In \$000's)

ACQUISITION

\$3,454

CONSTRUCTION COSTS

New Construction	{ \$91 /GSF)	9,292
Parking	{ \$18,812 /space)	1,693
Site Improvements	{ \$29 /Land SF)	236
Other - Landscaping		54
TOTAL		

\$14,729

RELATED COSTS

Architect/Engineering	\$801
Marketing (7.97% of Gross Sales)	1,714
Developer Fees	373
Miscellaneous Fees	
(Legal, Acctg., Ins., Title)	261
Construction Loan Interest	
(15 mos. @ 10.0% with	911
40% drawdown on \$16,864)	
Financing Fees	282
Condominium Carrying Cost	
(Pre-construction and sale period)	2,015
Other Related Costs:	
Real Estate Taxes	137
Net Operating Cost	3
Linkage Fee	432

TOTAL

\$6,929

CONTINGENCY (7.13% of \$11,276)

\$804

TOTAL DEVELOPMENT COST

\$22,462

CONDOMINIUMS SALES PRO FORMA

(Estimates in current dollars)

I. <u>CONDOMINIUM UNITS</u>		(in \$000's)
Gross Sales Proceeds		23,842
Gross Condominium Sales/NSF	300	
Less Total Condominium Units Development Cost		(19,920)
Total Condominium Cost/NSF	(\$248)	
Net Profit (Before Taxes)		\$3,922
Return on Gross Sales Proceeds (%)		16.45%
(Net Profit/Gross Sales Proceeds)		
Equity Participation (Amount)		\$4,959
(% of Condominium Units Cost)		(24.89%)
Return on Equity (compounded annually)		21.44%
II. <u>CONDOMINIUM PARKING SPACES</u>		
Gross Sales Proceeds		\$2,856
Gross Parking Sales/Space	\$31,737	
Less Total Condominium Parking Development Cost		(2,542)
Total Parking Cost/Space	(28,244)	
Net Profit (Before Taxes)		\$314
Return on Gross Sales Proceeds (%)		11.01%
(Net Profit/Gross Sales Proceeds)		
Equity Participation (Amount)		\$904
(% of Condominium Parking Cost)		(35.54%)
Return on Equity (compounded annually)		10.46%
III. <u>TOTAL SALES</u>		
Gross Condominium Units Sales Proceeds	\$23,842	
Gross Condominium Parking Sales Proceeds	2,856	
Total Condominium Sales Proceeds		26,698
Less Total Condominium Development Costs		(22,462)
Net Profit (Before Taxes)		\$4,236
Total Return on Gross Condo Sales Proceeds (%)		15.87%
(Net Profit/Total Gross Sales Proceeds)		
Equity Participation (Amount)		\$5,862
(% of Total Condominium Cost)		(26.10%)
Return on Equity (compounded annually)		19.87%



CONDOMINIUM COST OF OWNERSHIP PRO FORMA

(Estimates in 1986 Dollars
Using 6% Inflation Factor from 1986)

Number of Condominium Units			94
Mix of Units			
1 Bed		68	
2 Bed		26	
Other			
Average Unit Size (GSF, NSF)			
1 Bed	998	776	
2 Bed	1,202	935	
Other			
Total Gross Square Footage		100,029	
Average Unit Price			
1 Bed		233,000	
2 Bed		280,700	
Other			
Average Downpayment (\$, %)			
1 Bed		46,600	20%
2 Bed		56,140	20%
Other			

		<u>MARKET</u>
Annual Common Area Charges	(\$5.50 /NSF)	\$4,554
Annual Real Estate Taxes	(\$3.30 /NSF)	2,710
Annual Mortgage Payment		
(10.5% on \$196,955		21,769
for 30 years)		
Total Annual Cost of Ownership		\$29,033
(Before-tax)		
Total Monthly Cost of Ownership		\$2,419
(Before-tax)		

E X H I B I T C

ARCHITECTURAL AND SURVEY DRAWINGS

(Reduced copies herein and 32" x 40" boards submitted seperately)

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Developer
TREMONT ONE ASSOCIATES

20 University Road Cambridge MA 02138

Architect
CANNON
Cannon Boston Inc.

148 State Street Boston MA 02109

Design Consultant
CANNON-YAN

Associate Design Architect
PIATT ASSOCIATES

Title
View from Boston Common

Scale: N.A. Date: May, 1986

Number
1



Developer
TREMONT ONE ASSOCIATES

20 University Road Cambridge MA 02138

Architect
CANNON
Cannon Boston Inc.

148 State Street Boston MA 02109

Design Consultant
CANNON-YAN

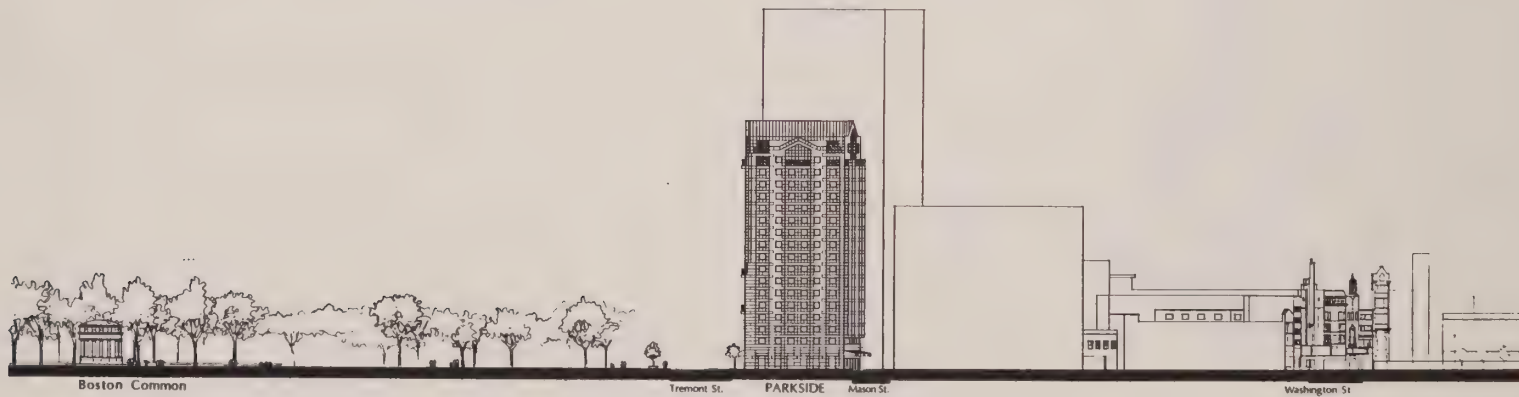
Associate Design Architect
PIATT ASSOCIATES

Title
Neighborhood Plan

Scale: 1" = 50' Date: May, 1986



Number
2



Developer
TREMONT ONE ASSOCIATES

20 University Road Cambridge MA 02138

Architect
CANNON
Cannon Boston Inc.

148 State Street Boston MA 02109

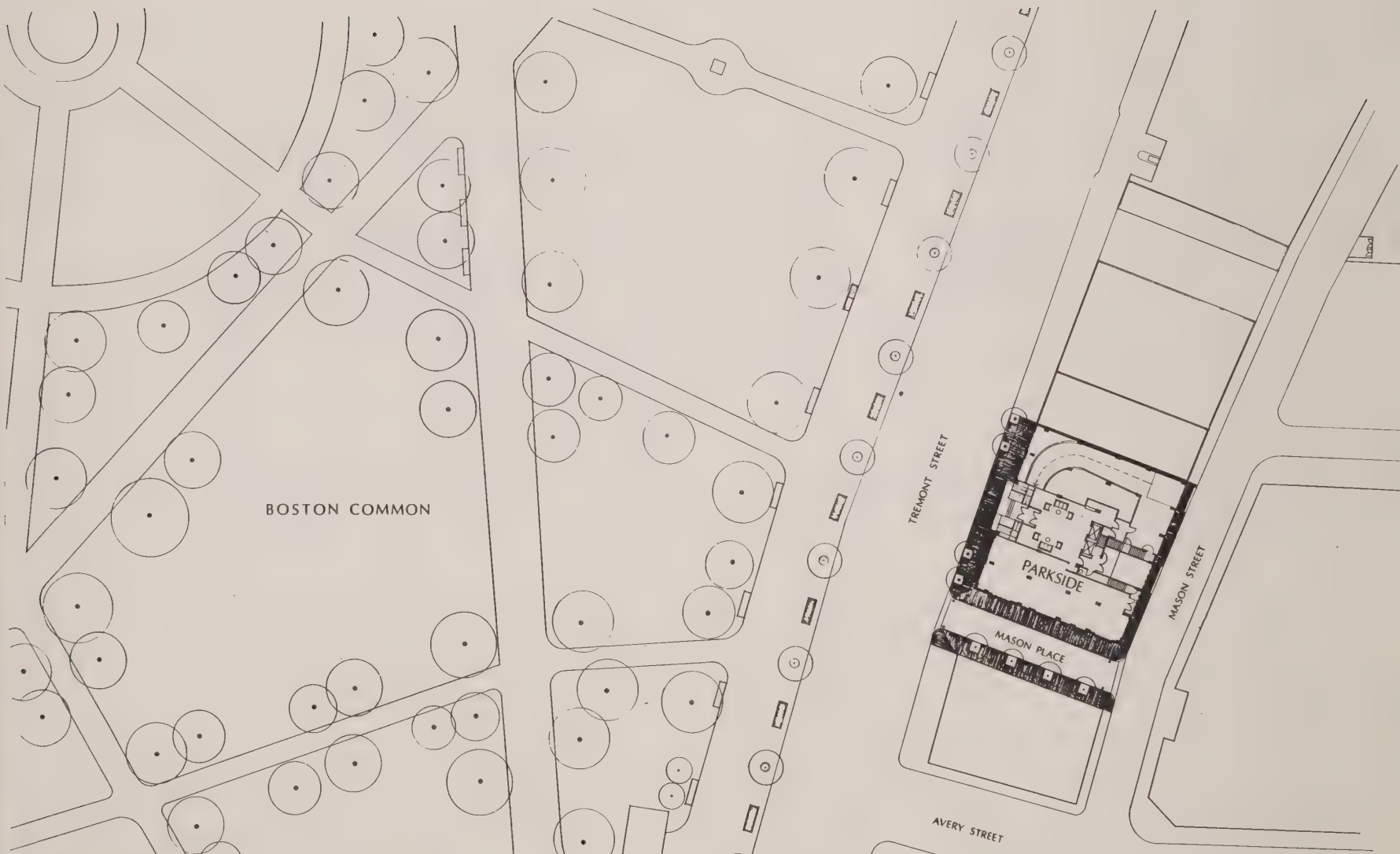
Design Consultant
CANNON-YAN

Associate Design Architect
PIATT ASSOCIATES

Title
Neighborhood Section Elevations

Scale: 1/32"=1' Date: May, 1986

Number
3



Developer
TREMONT ONE ASSOCIATES

20 University Road Cambridge MA 02138

Architect
CANNON
Cannon Boston Inc.

148 State Street Boston MA 02109

Design Consultant
CANNON-YAN

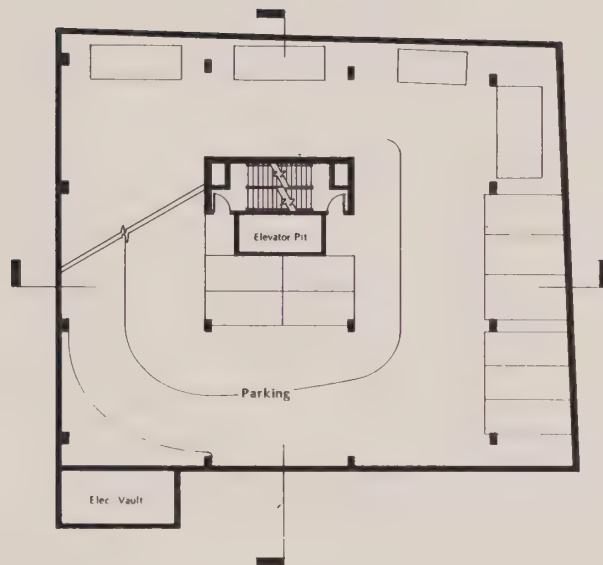
Associate Design Architect
PIATT ASSOCIATES

Title
Site Plan

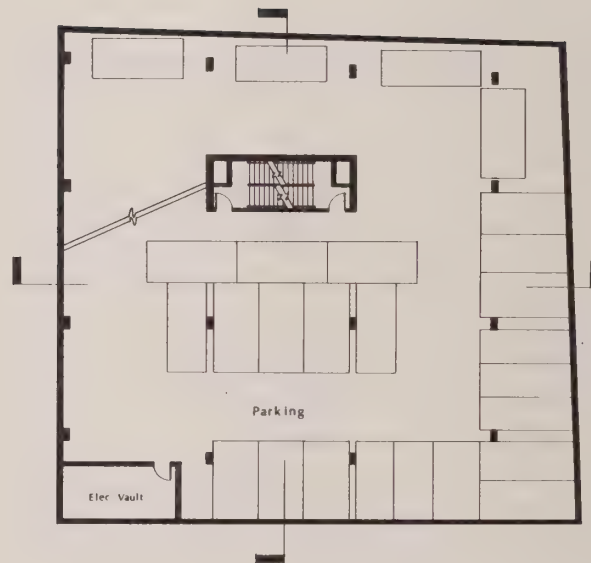
Scale: 1/16" = 1' Date: May, 1986



Number
4



PARKING 1



PARKING 2-3



Developer
TREMONT ONE ASSOCIATES

20 University Road Cambridge MA 02138

Architect
CANNON
Cannon Boston Inc.

148 State Street Boston MA 02109

Design Consultant
CANNON-YAN

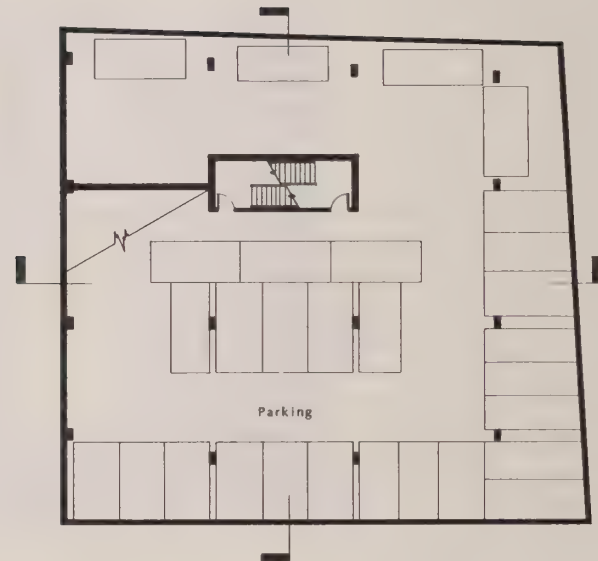
Associate Design Architect
PIATT ASSOCIATES

Title
Plans

Scale: 1/8"=1' Date: May, 1986



Number
5



PARKING 4



Developer
TREMONT ONE ASSOCIATES

20 University Road Cambridge MA 02138

Architect
CANNON
Cannon Boston Inc.

148 State Street Boston MA 02109

Design Consultant
CANNON-YAN

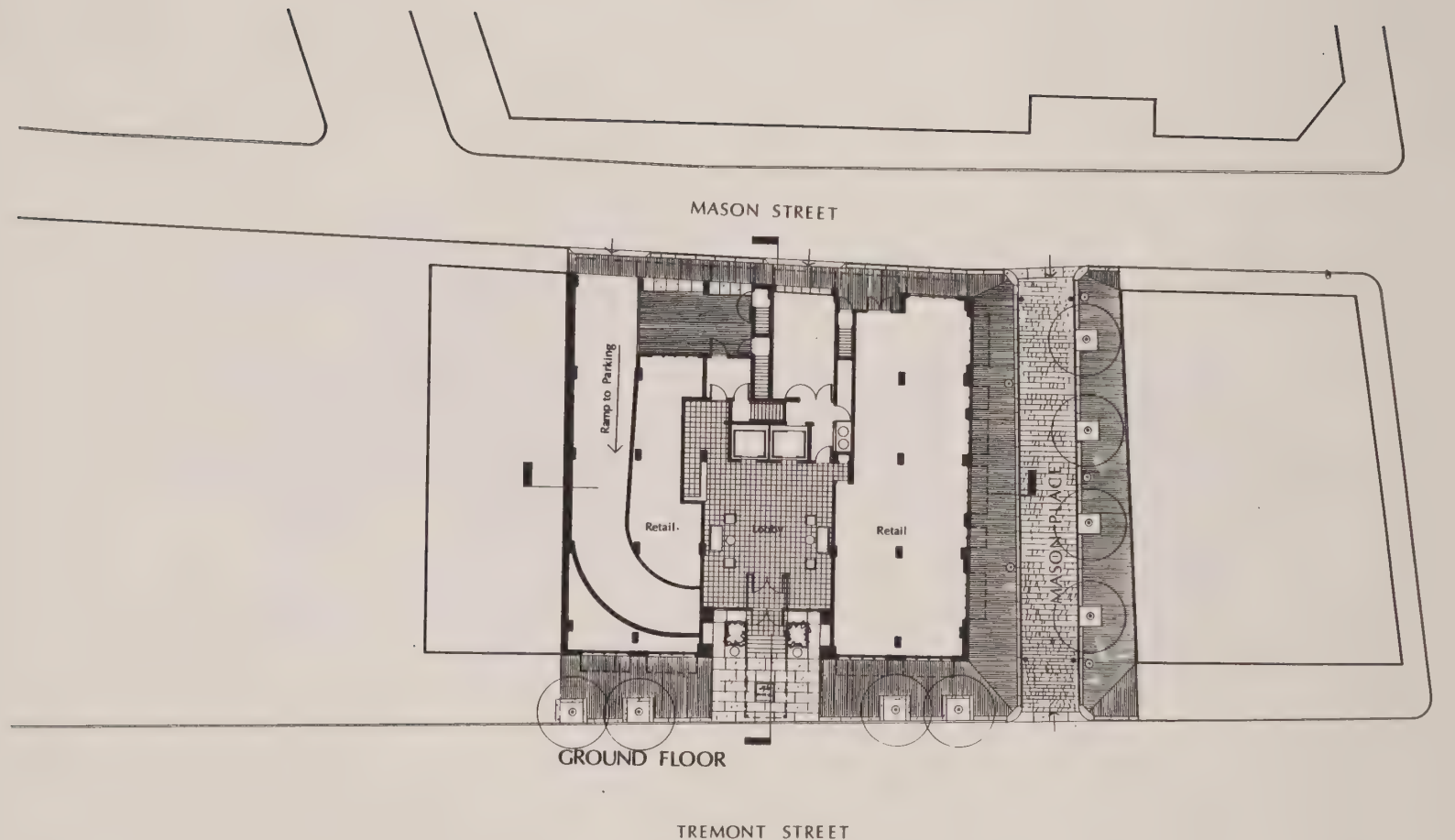
Associate Design Architect
PIATT ASSOCIATES

Title
Plans

Scale: 1/8"=1' Date: May, 1986



Number
6



GROUND FLOOR

TREMONT STREET



Developer
TREMONT ONE ASSOCIATES

20 University Road Cambridge MA 02138

Architect
CANNON
Cannon Boston Inc.

148 State Street Boston MA 02109

Design Consultant
CANNON-YAN

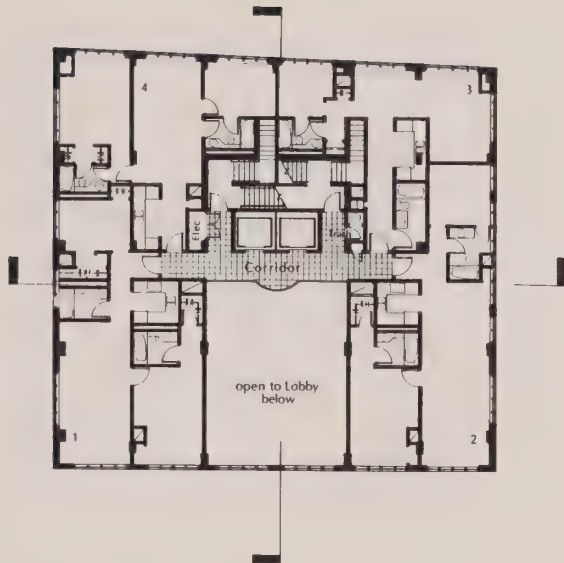
Associate Design Architect
PIATT ASSOCIATES

Title
Plans

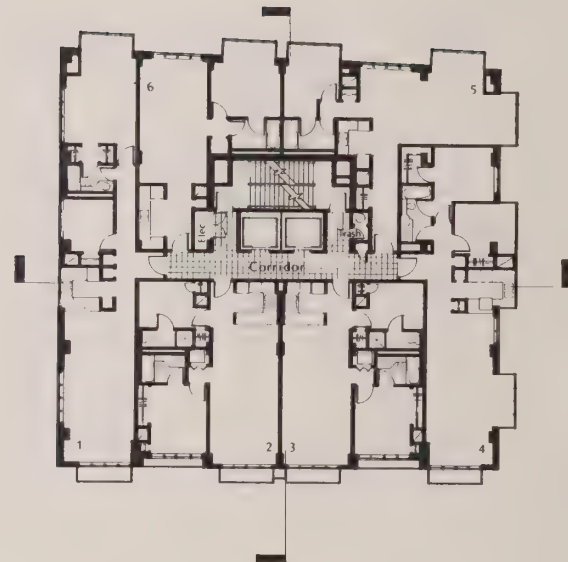
Scale: 1/8"=1' Date: May, 1986



Number
7



FLOOR 2



FLOORS 3-8



Developer
TREMONT ONE ASSOCIATES

20 University Road Cambridge MA 02138

Architect
CANNON
Cannon Boston Inc.

148 State Street Boston MA 02109

Design Consultant
CANNON-YAN

Associate Design Architect
PIATT ASSOCIATES

Title
Plans

Scale: 1/8"=1' Date: May, 1986



Number
8



FLOORS 9-16



FLOOR 17



Developer
TREMONT ONE ASSOCIATES

20 University Road Cambridge MA 02138

Architect
CANNON
Cannon Boston Inc.

148 State Street Boston MA 02109

Design Consultant
CANNON-YAN

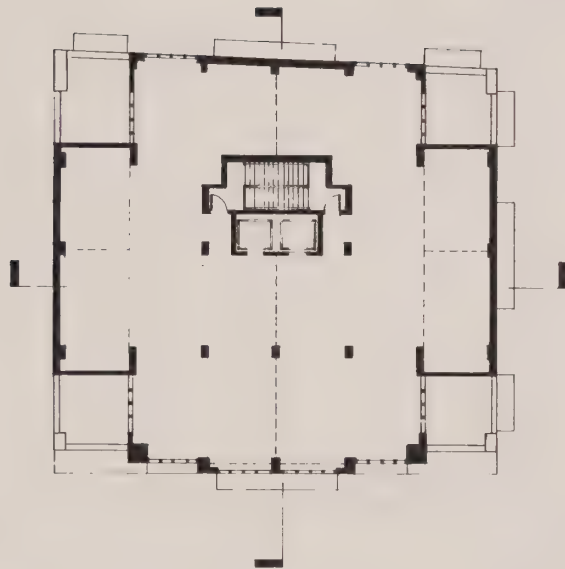
Associate Design Architect
PIATT ASSOCIATES

Title
Plans

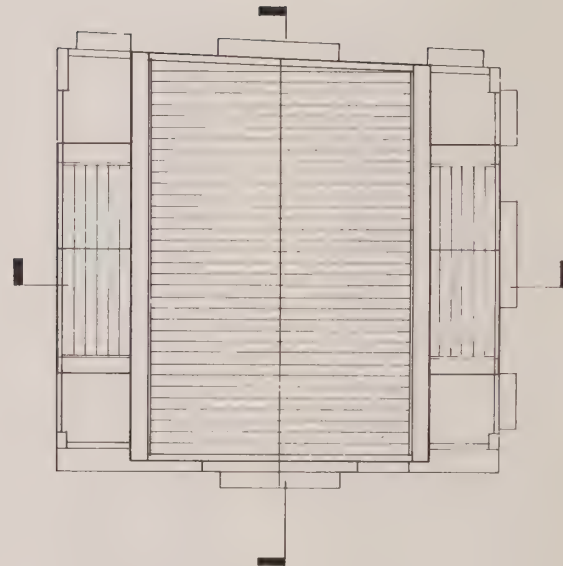
Scale: 1/8"=1' Date: May, 1986



Number
9



MECHANICAL PENTHOUSE



ROOF



Developer
TREMONT ONE ASSOCIATES

20 University Road Cambridge MA 02138

Architect
CANNON
Cannon Boston Inc.

148 State Street Boston MA 02109

Design Consultant
CANNON-YAN

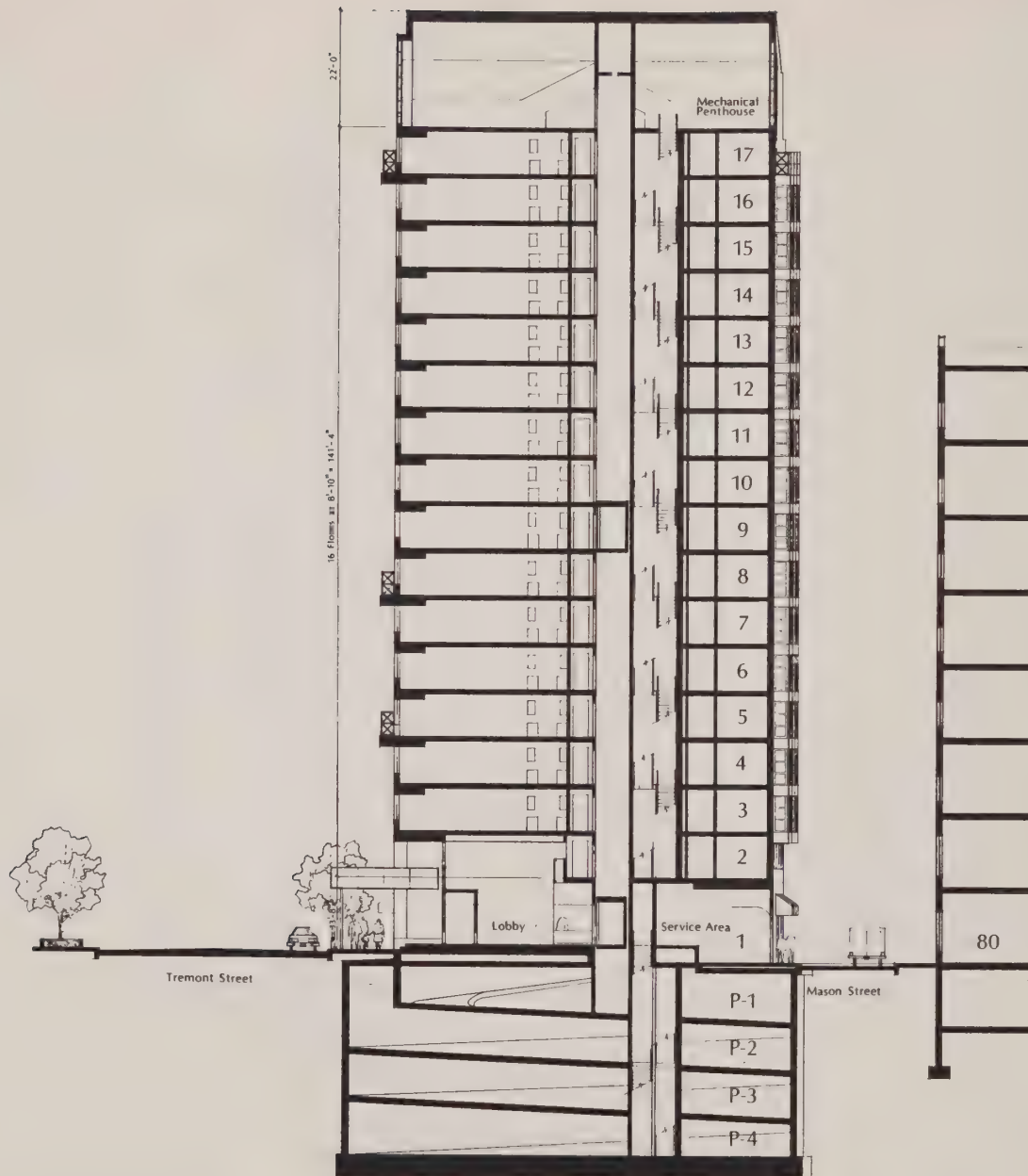
Associate Design Architect
PIATT ASSOCIATES

Title
Plans

Scale: 1/8"=1' Date: May, 1986



Number
10



Developer
TREMONT ONE ASSOCIATES

20 University Road Cambridge MA 02138

Architect
CANNON
Cannon Boston Inc.

148 State Street Boston MA 02109

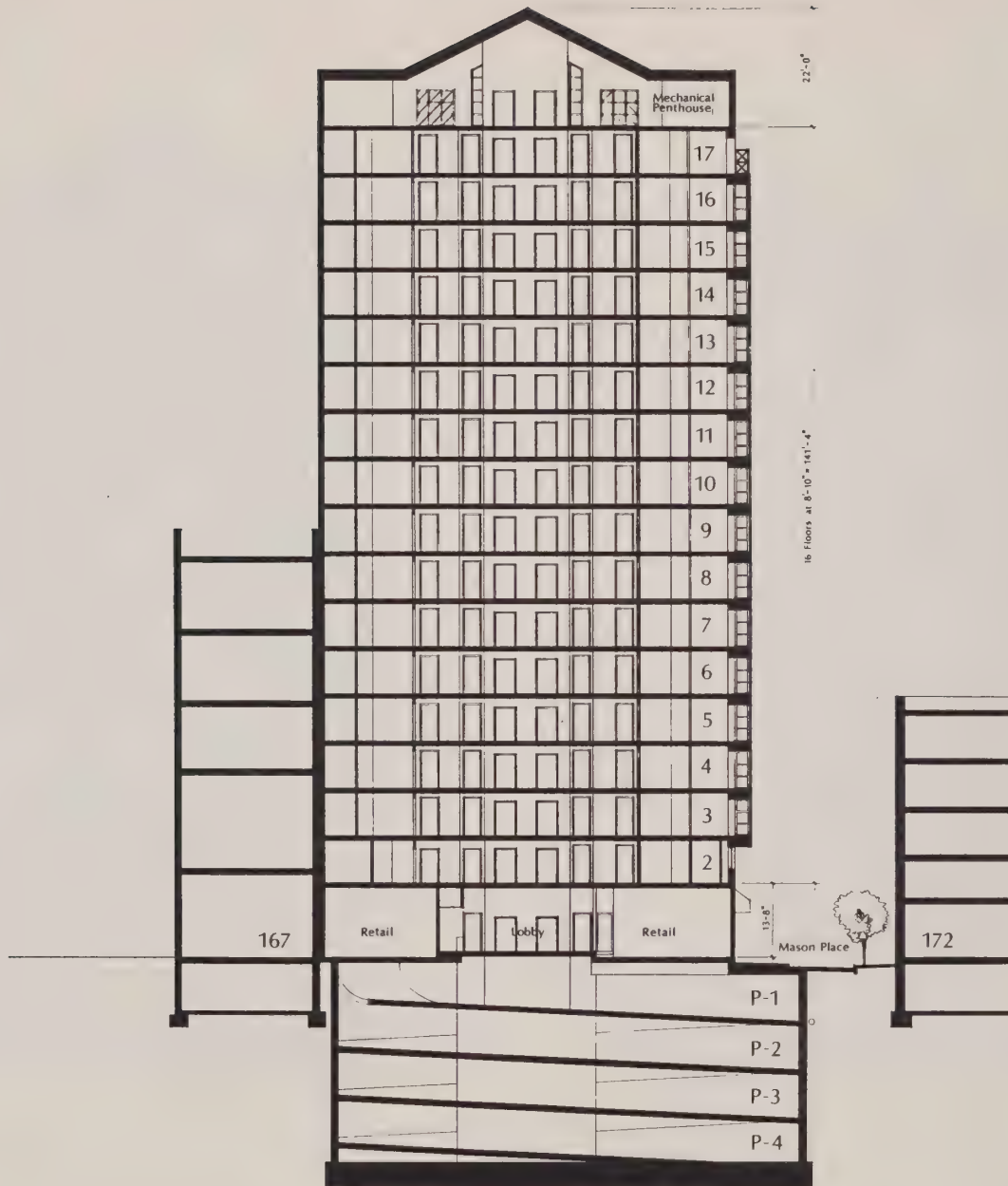
Design Consultant
CANNON-YAN

Associate Design Architect
PIATT ASSOCIATES

Title
Building Section

Scale: 1/8" = 1' Date: May, 1986

Number
11



Developer
TREMONT ONE ASSOCIATES

20 University Road Cambridge MA 02138

Architect
CANNON
Cannon Boston Inc.

148 State Street Boston MA 02109

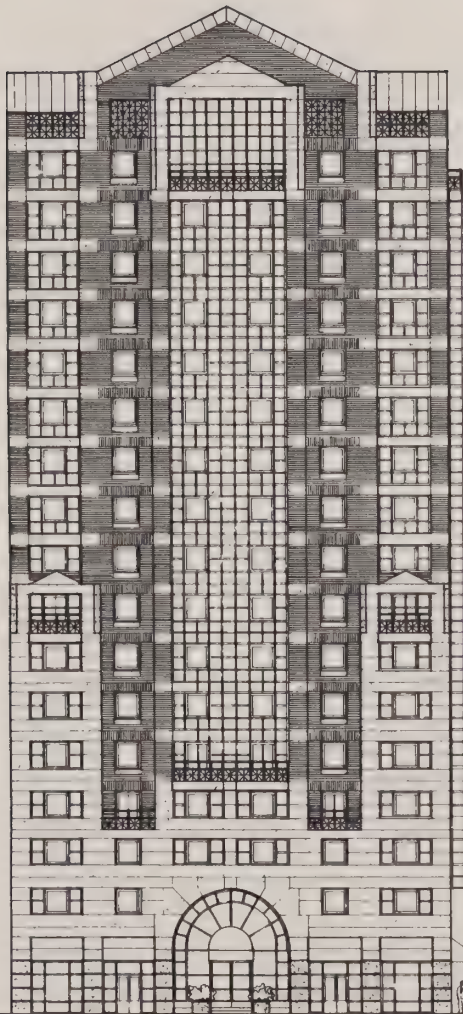
Design Consultant
CANNON-YAN

Associate Design Architect
PIATT ASSOCIATES

Title
Building Section

Scale: 1/8"=1' Date: May, 1986

Number
12



WEST



SOUTH



Developer
TREMONT ONE ASSOCIATES

20 University Road Cambridge MA 02138

Architect
CANNON
Cannon Boston Inc.

148 State Street Boston MA 02109

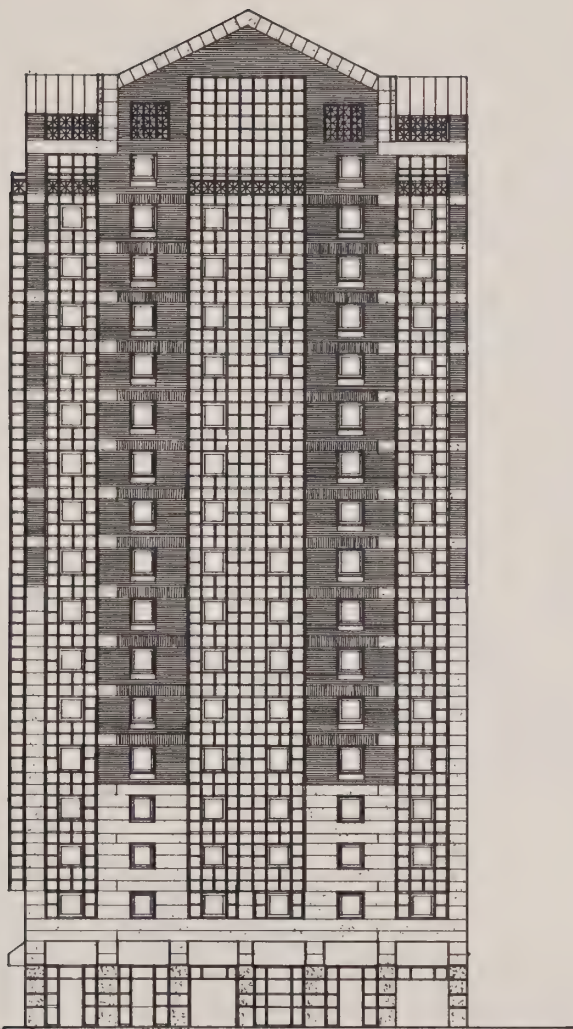
Design Consultant
CANNON-YAN

Associate Design Architect
PIATT ASSOCIATES

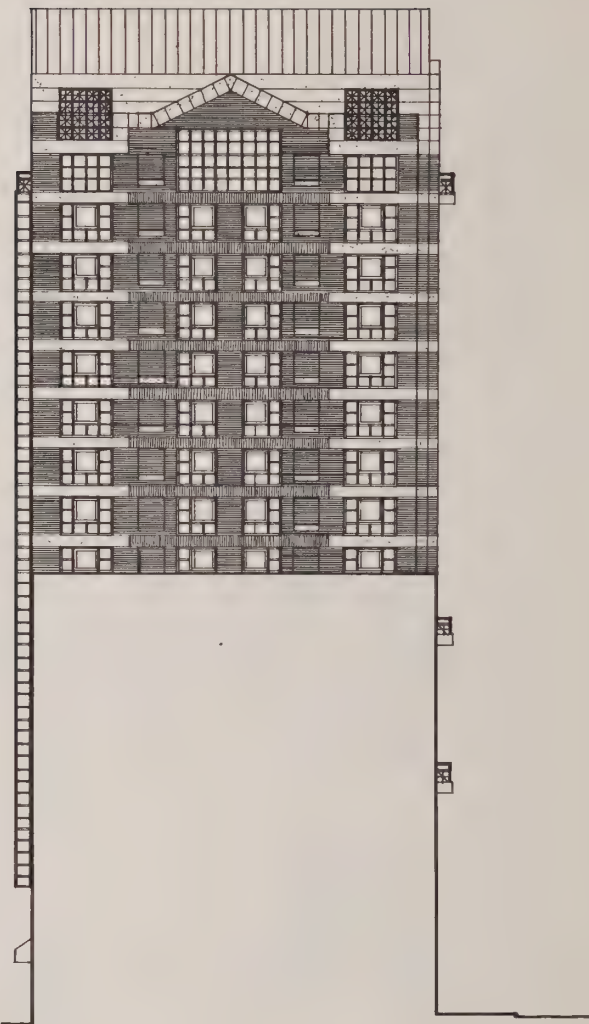
Title
Elevations

Scale: 1/8"=1' Date: May, 1986

Number
13



EAST



NORTH



Developer
TREMONT ONE ASSOCIATES

20 University Road Cambridge MA 02138

Architect
CANNON
Cannon Boston Inc.

148 State Street Boston MA 02109

Design Consultant
CANNON-YAN

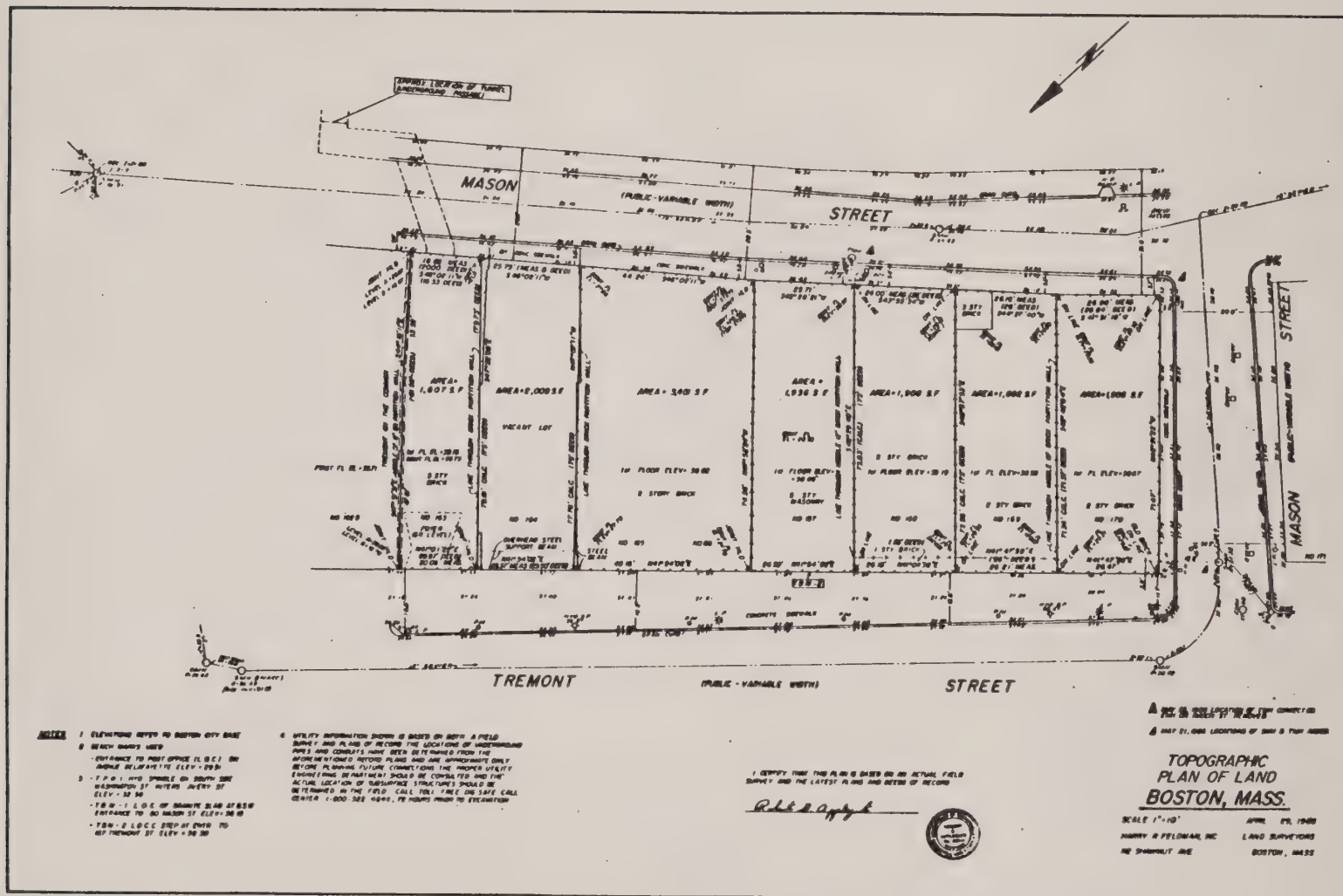
Associate Design Architect
PIATT ASSOCIATES

Title
Elevations

Scale: 1/8" = 1' Date: May, 1986

Number
14

TOPOGRAPHIC PLAN



16



EXHIBIT D

SHADOW STUDIES

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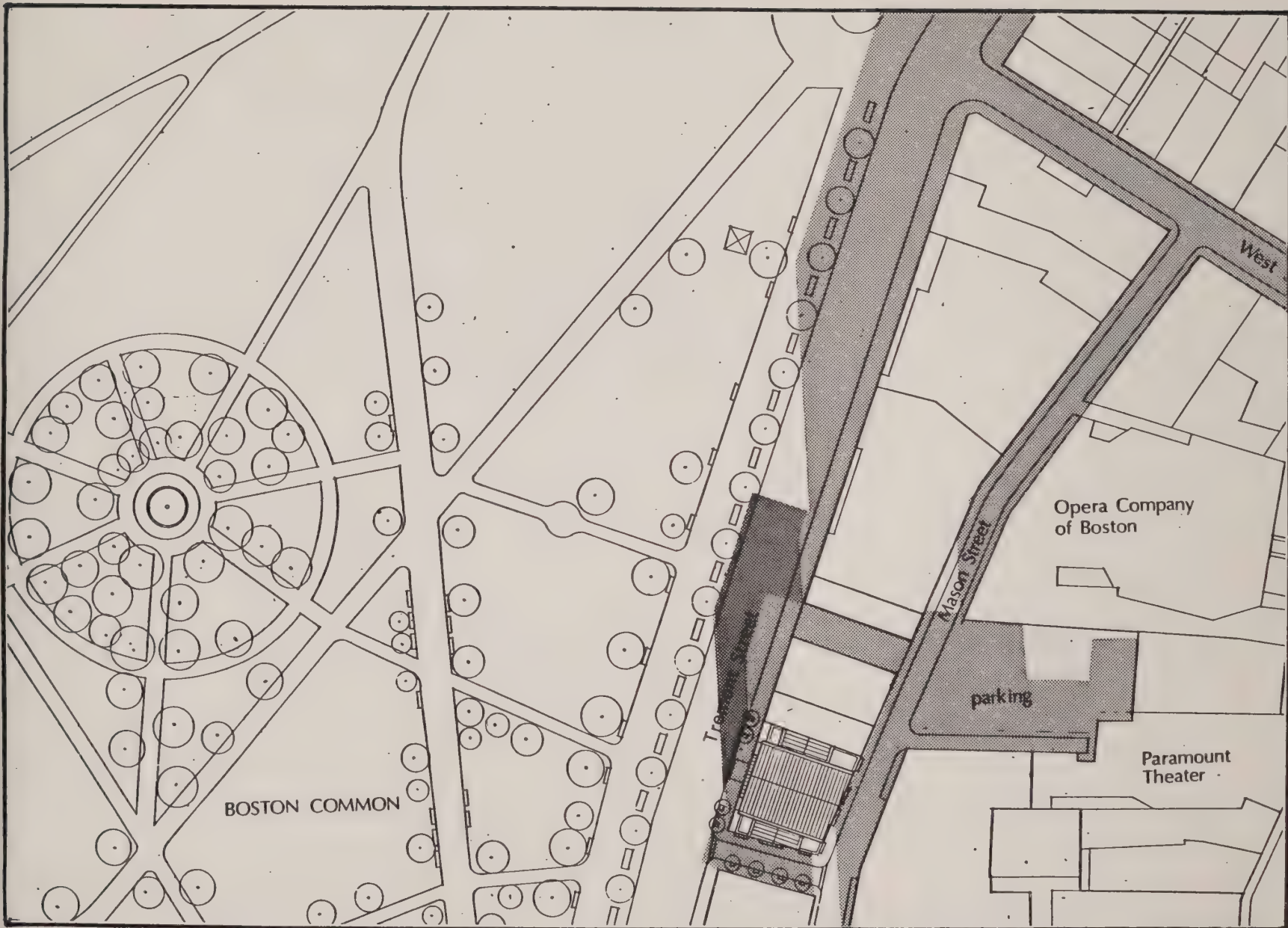


MARCH 21

9:00AM

Solar Altitude 33.00°
Solar Azimuth E53.91°



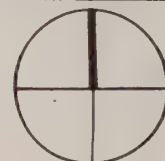


MARCH 21

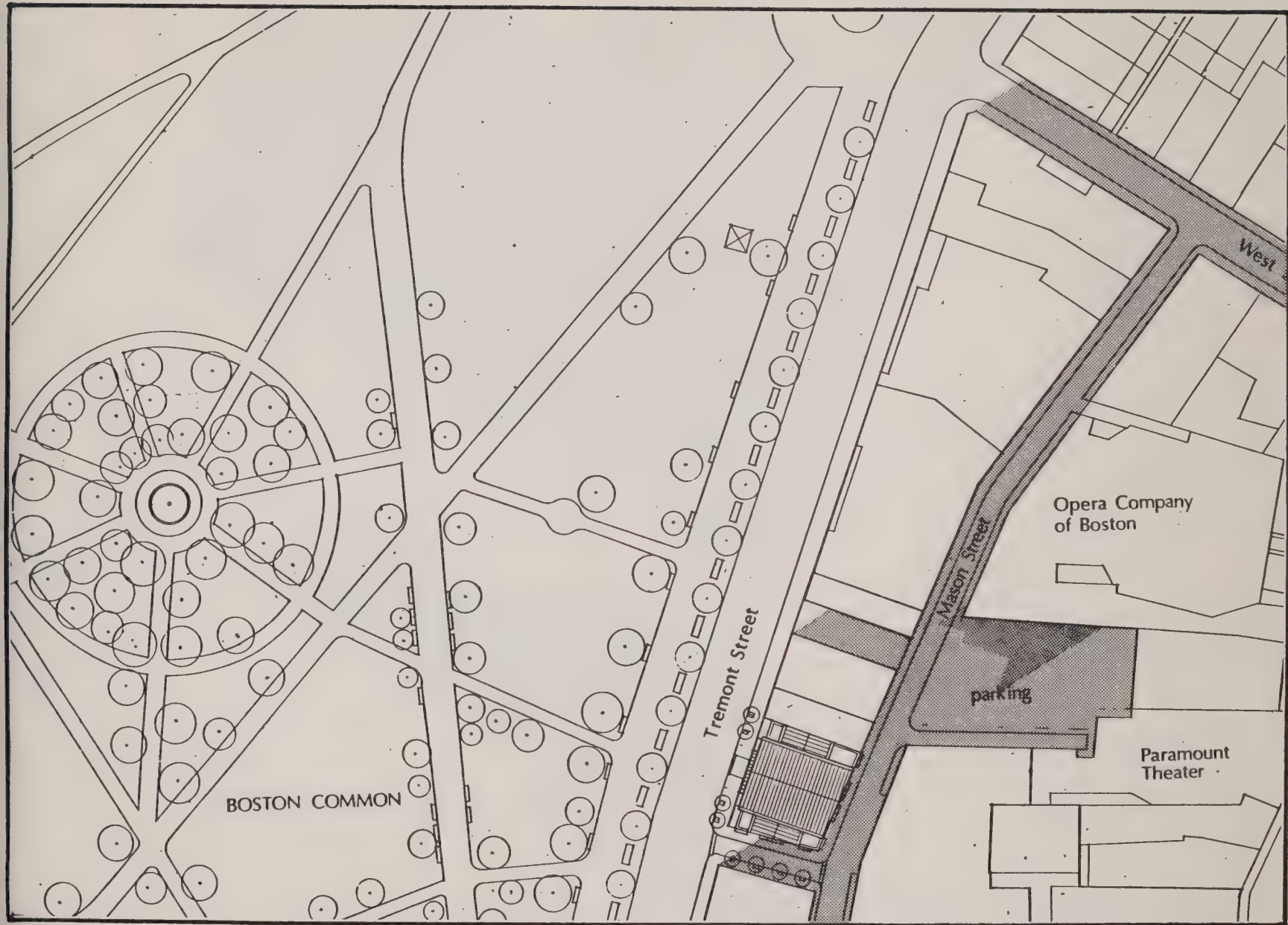
12:00PM

Solar Altitude 47.74°

Solar Azimuth E3.47°



D2

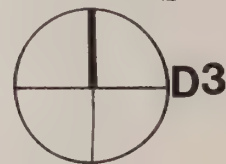


Existing

New

MARCH 21 3:00PM

Solar Altitude 30.13°
Solar Azimuth $W58.23^{\circ}$



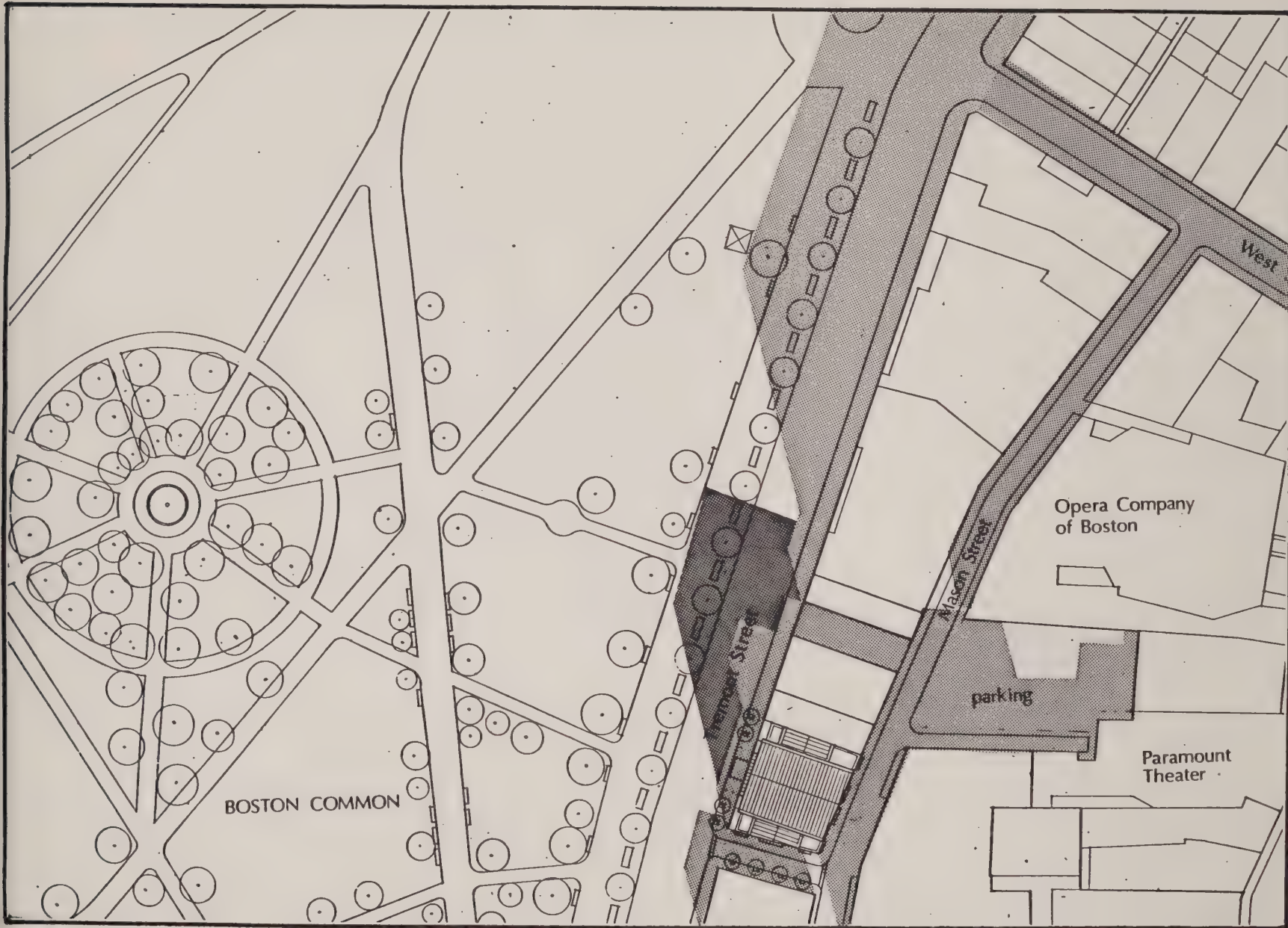


SEPTEMBER 21 9:00AM

Solar Altitude 25.70°
Solar Azimuth $E64.12^{\circ}$



D4



Existing



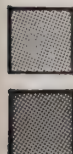
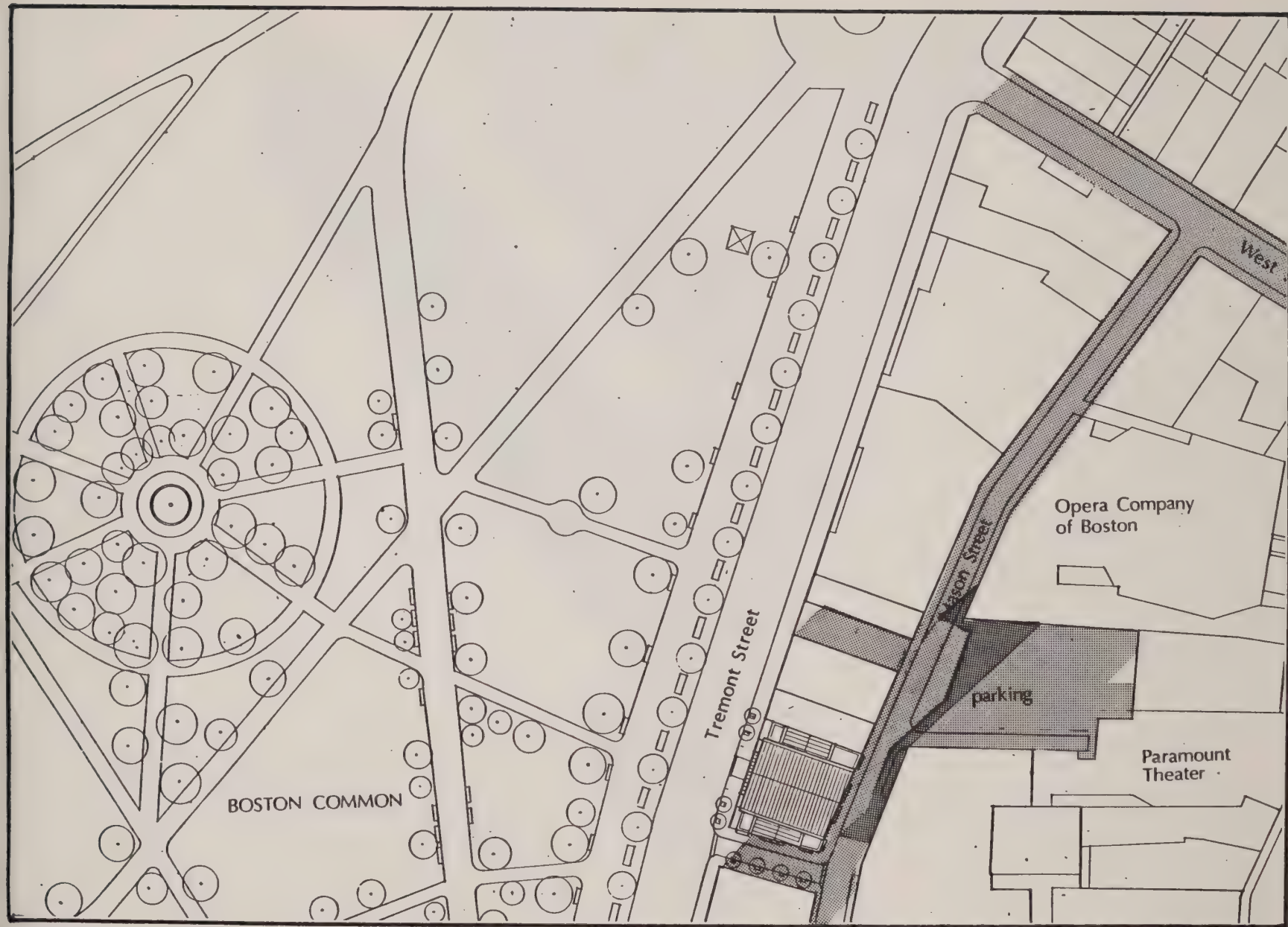
New

SEPTEMBER 21 12:00PM

Solar Altitude 46.99°
Solar Azimuth W13.50°



D5

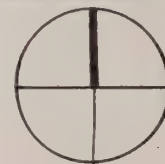


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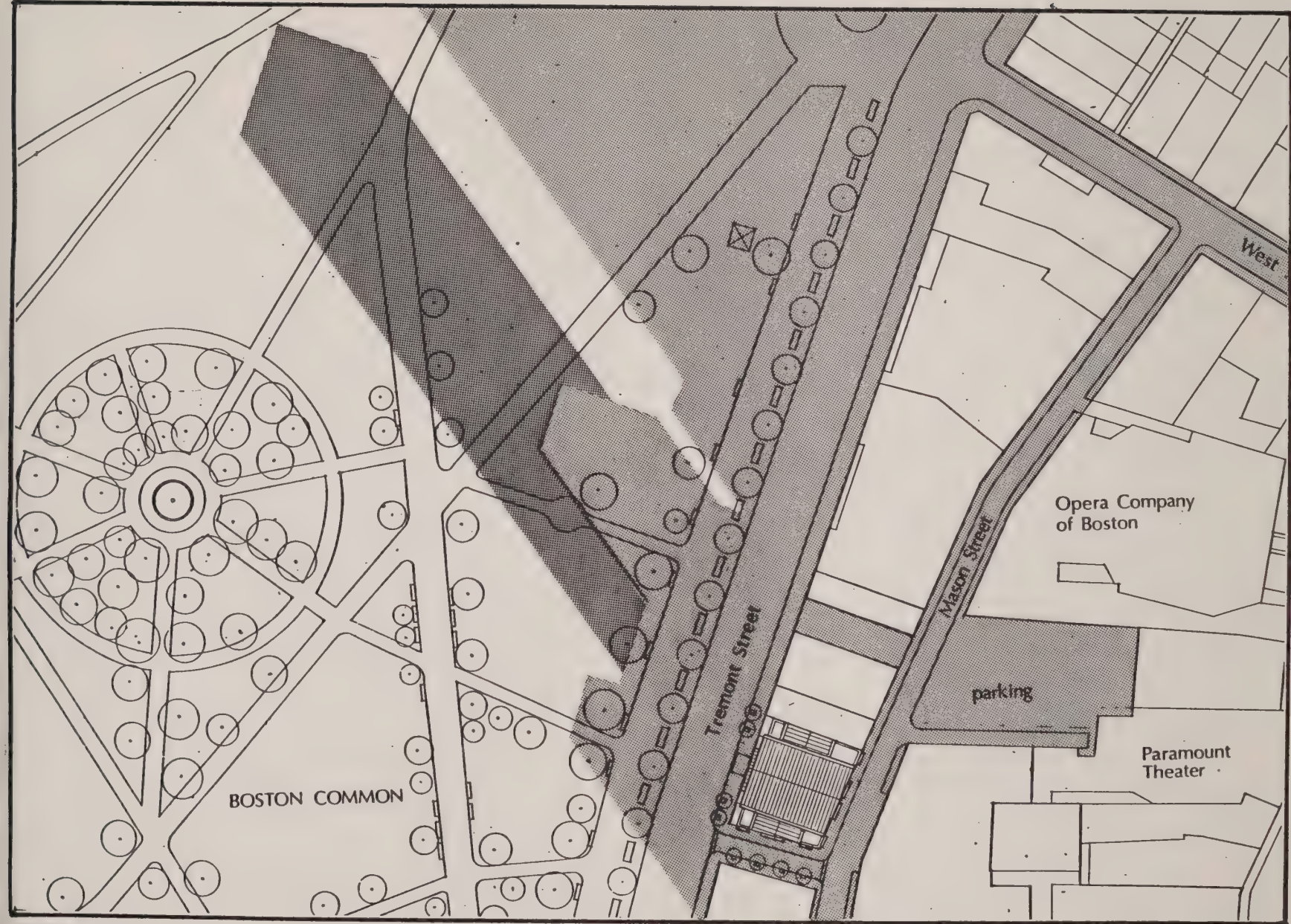
New

SEPTEMBER 21 3:00PM

Solar Altitude 36.90°
Solar Azimuth E47.07°



D6



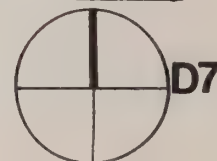
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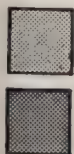
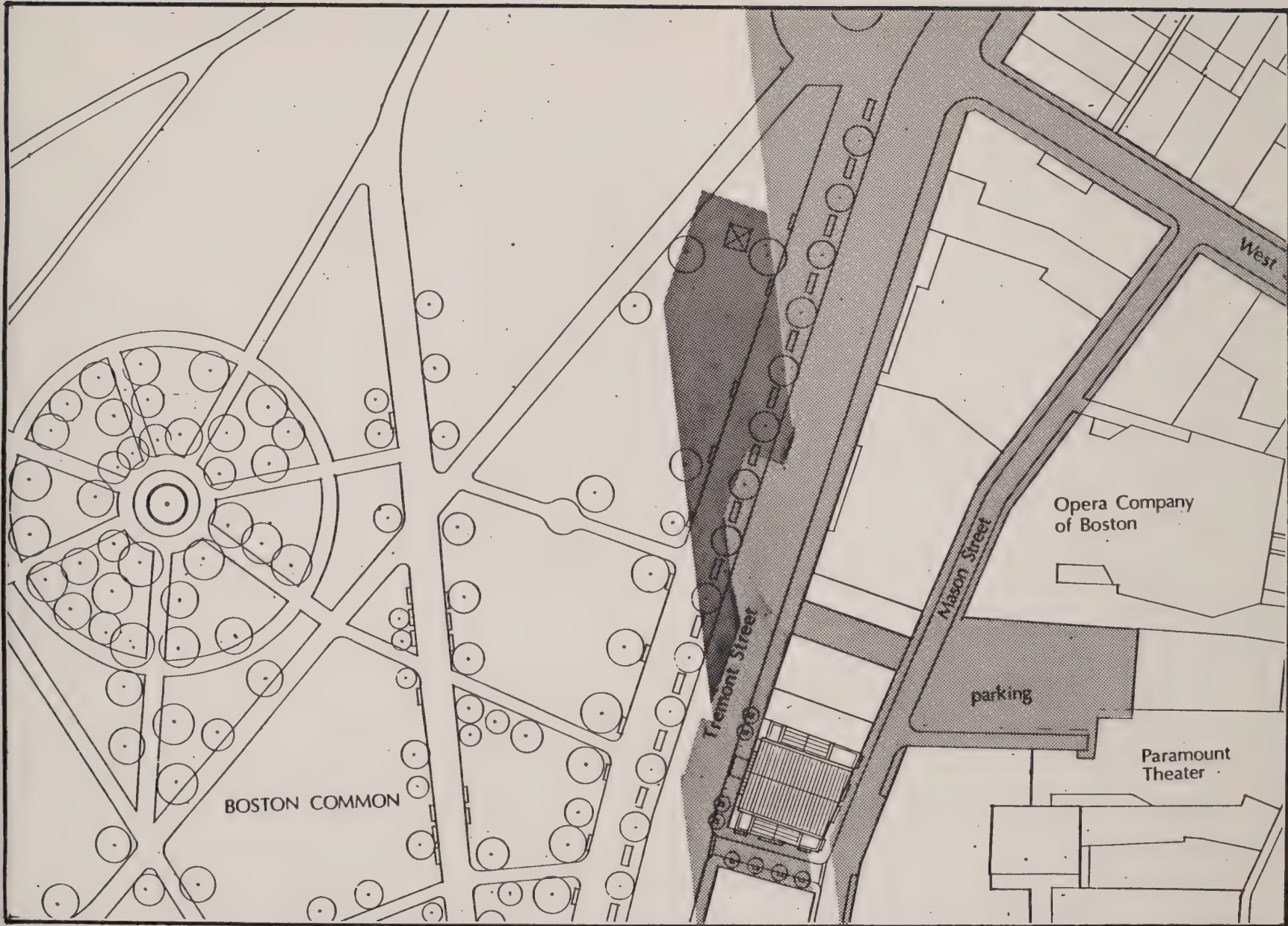
New

DECEMBER 21 9:00AM

Solar Altitude 15.53°

Solar Azimuth E35.93°





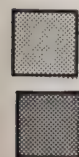
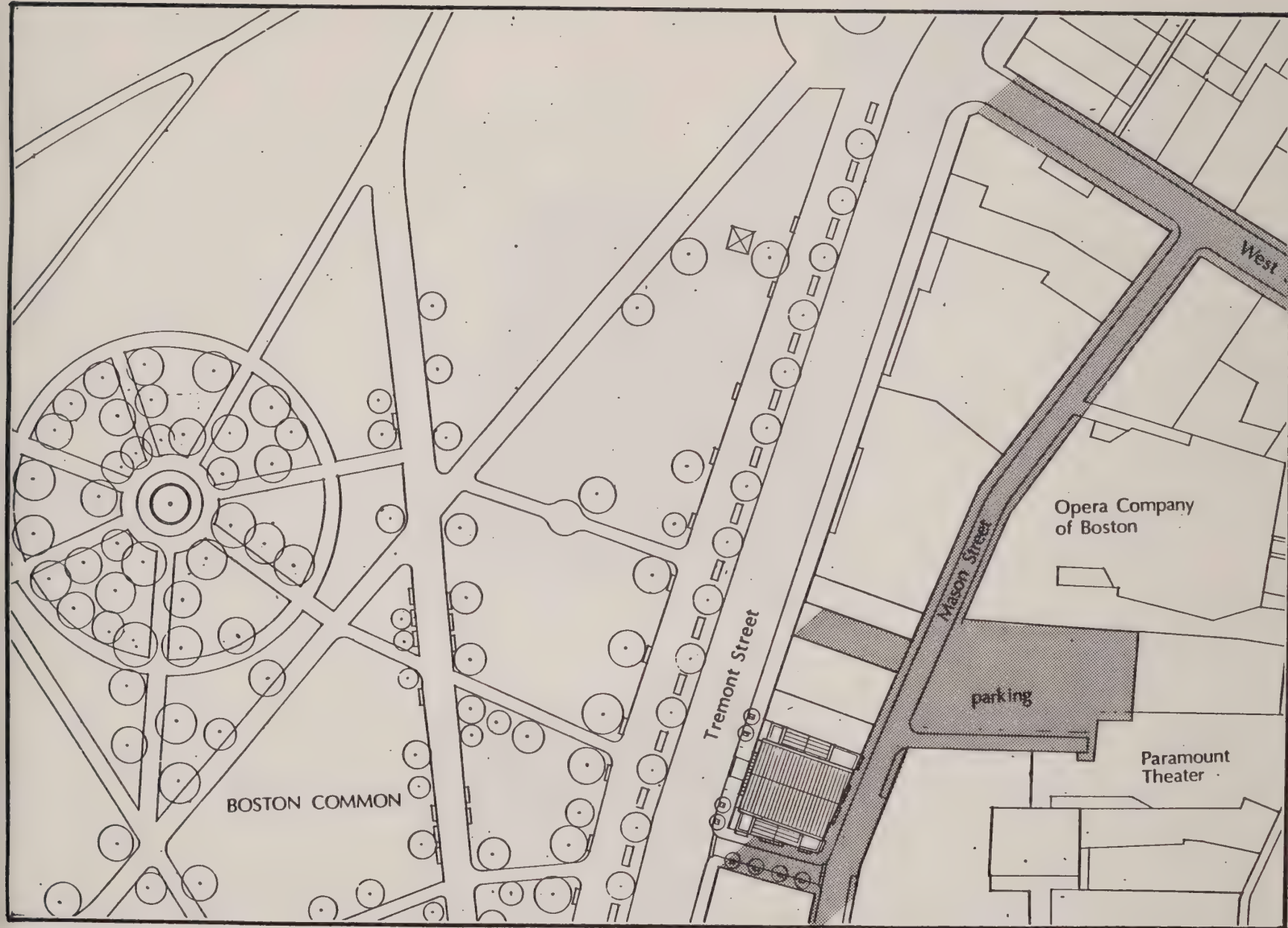
Existing

New

DECEMBER 21 12:00PM

Solar Altitude 24.03°
Solar Azimuth E6.99°





Existing

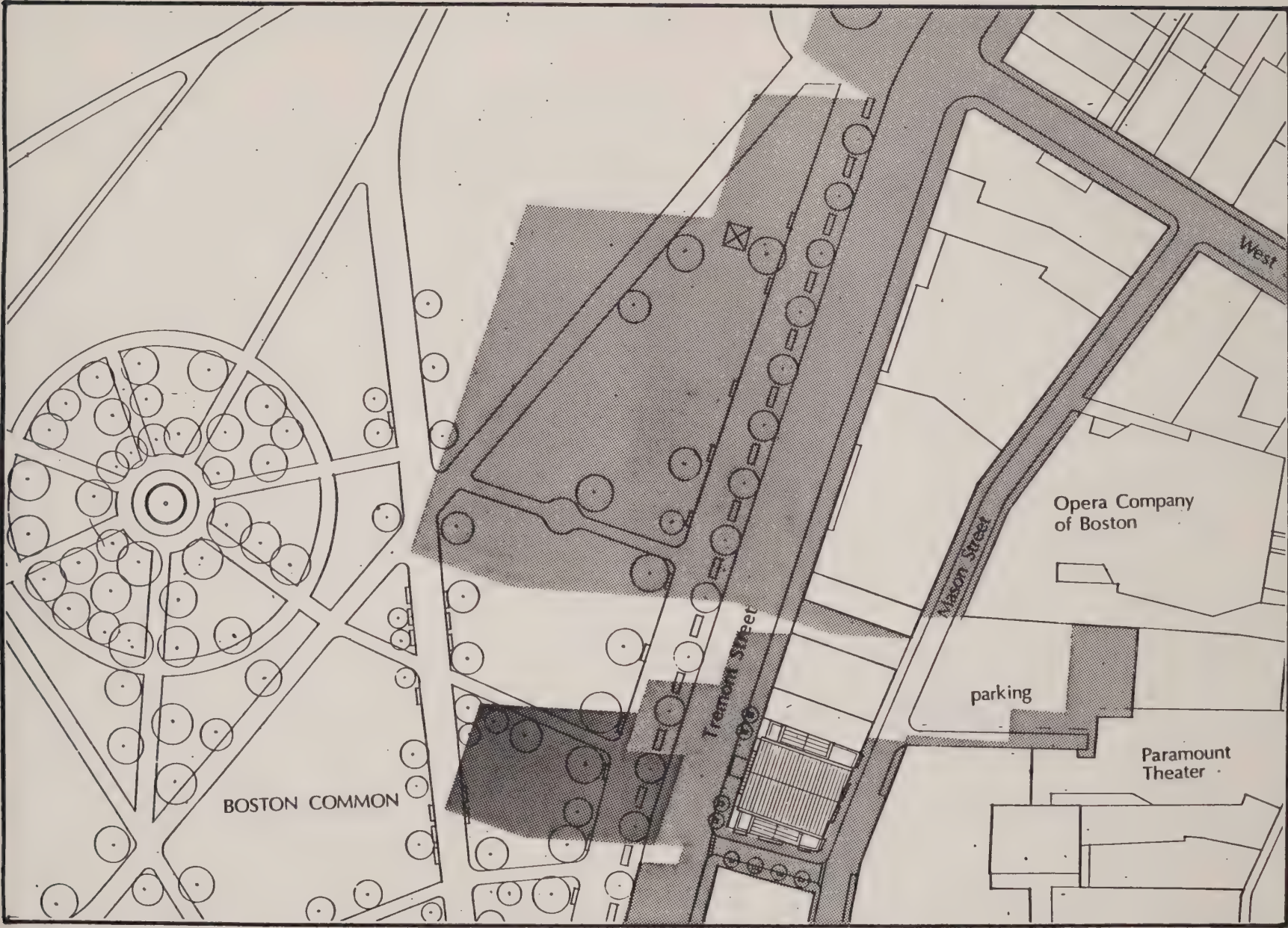
New

DECEMBER 21 3:00PM

Solar Altitude 8.71°
Solar Azimuth W46.97°



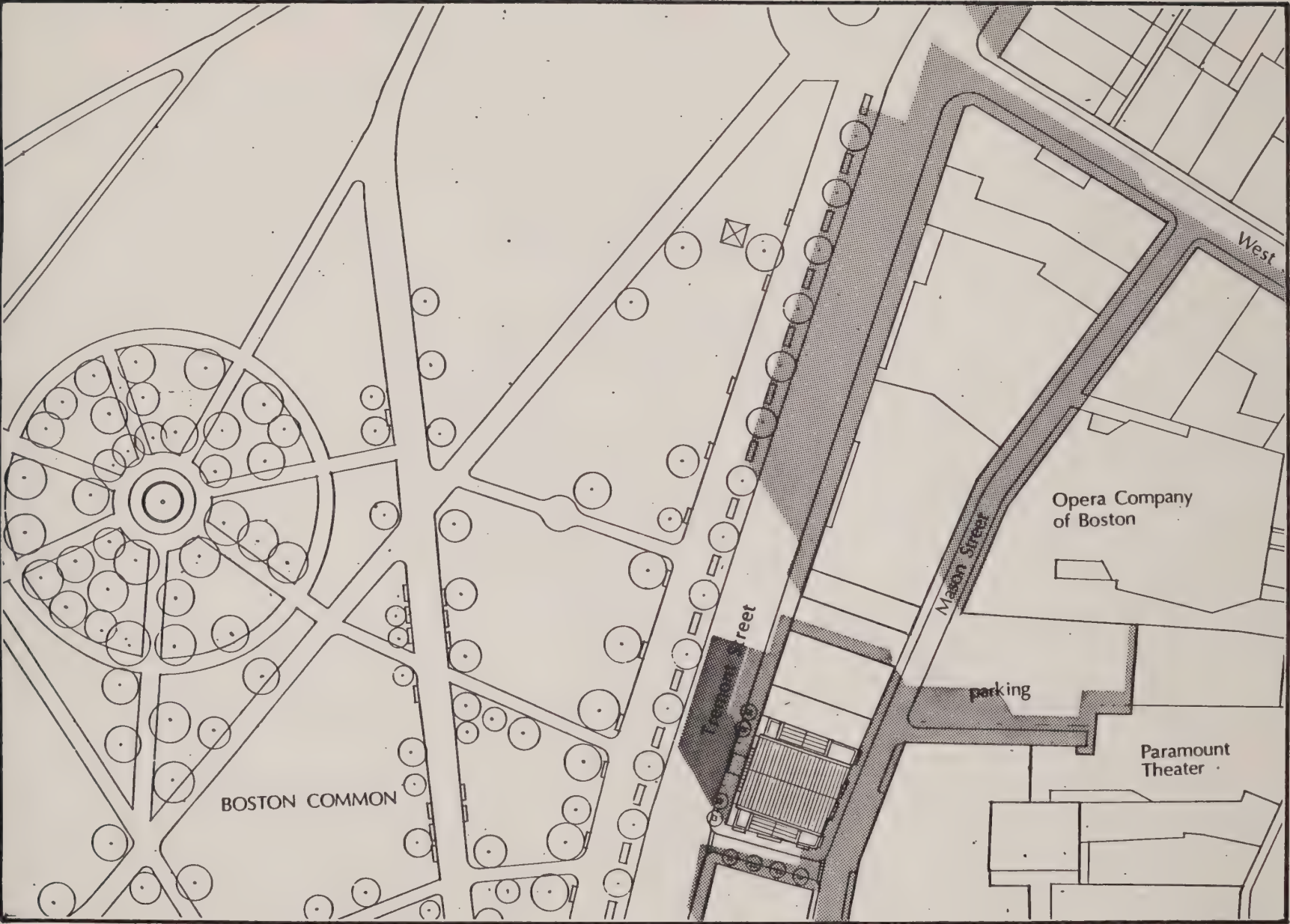
D9



JUNE 21 9:00AM

Solar Altitude 39.94°
Solar Azimuth E86.63°



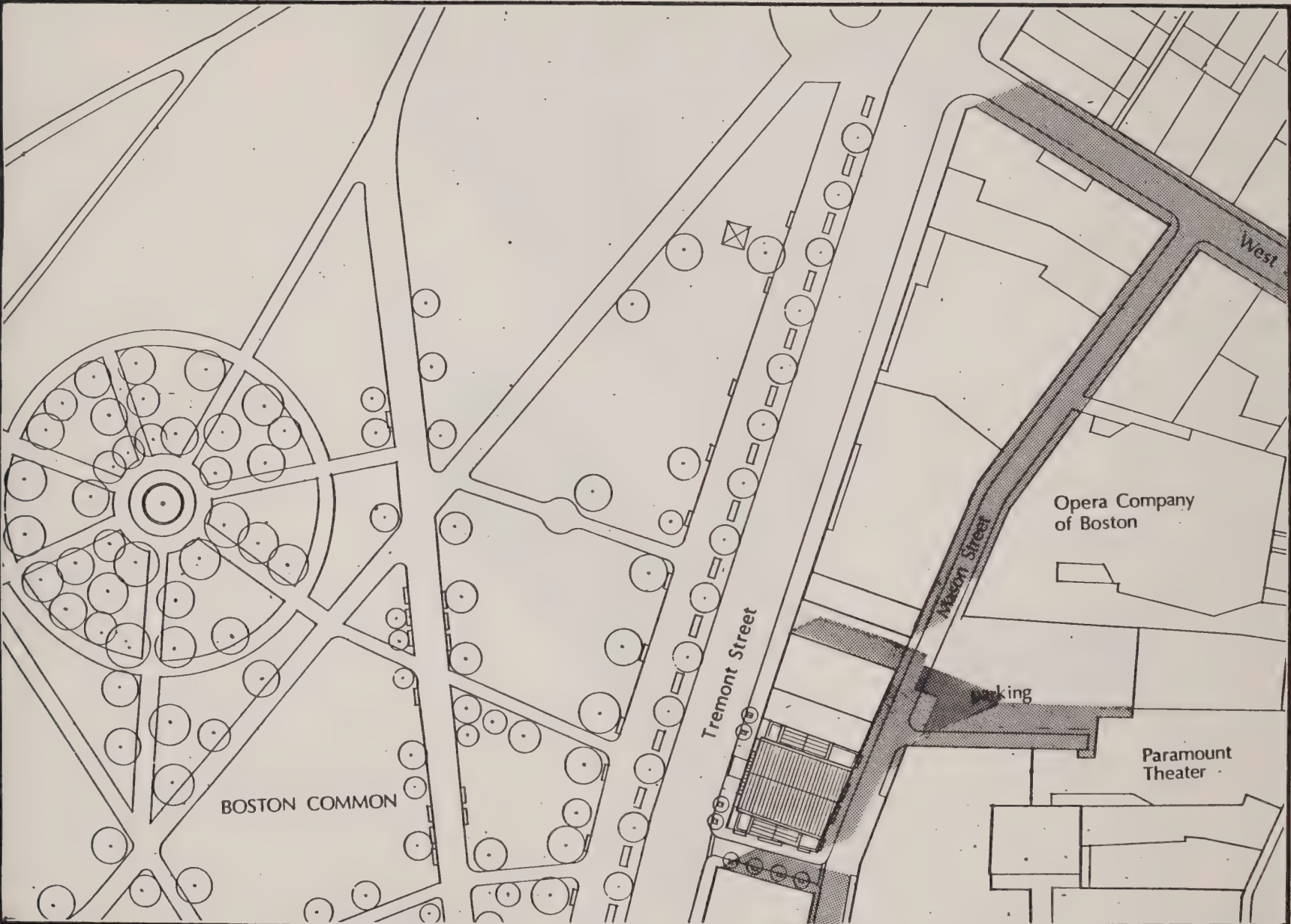


- Existing
- New

JUNE 21 12:00PM

Solar Altitude 68.93°
Solar Azimuth E30.70°



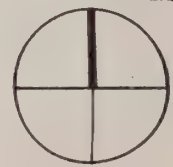



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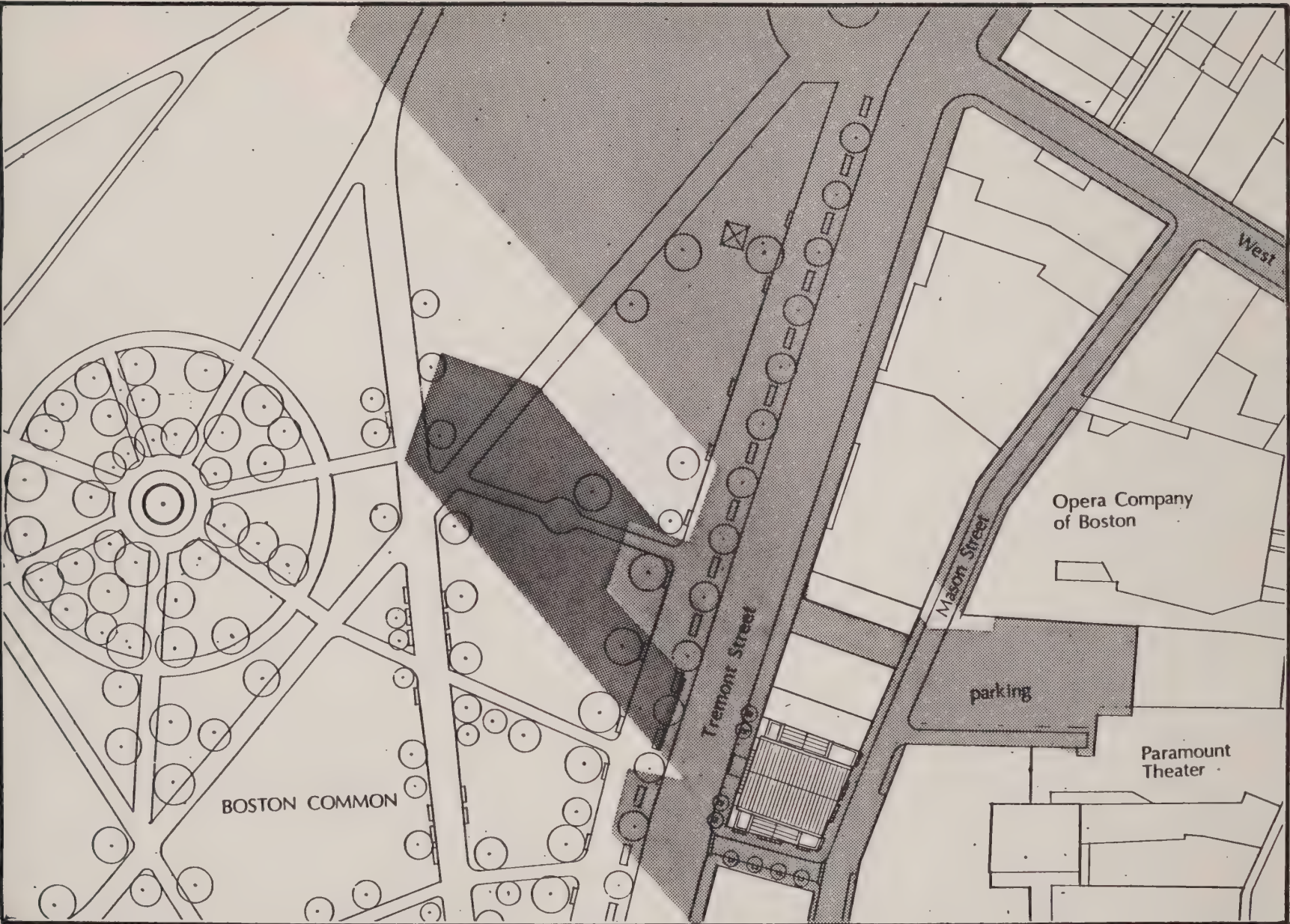

New

JUNE 21 3:00PM.

Solar Altitude 56.40°
Solar Azimuth W66.55°

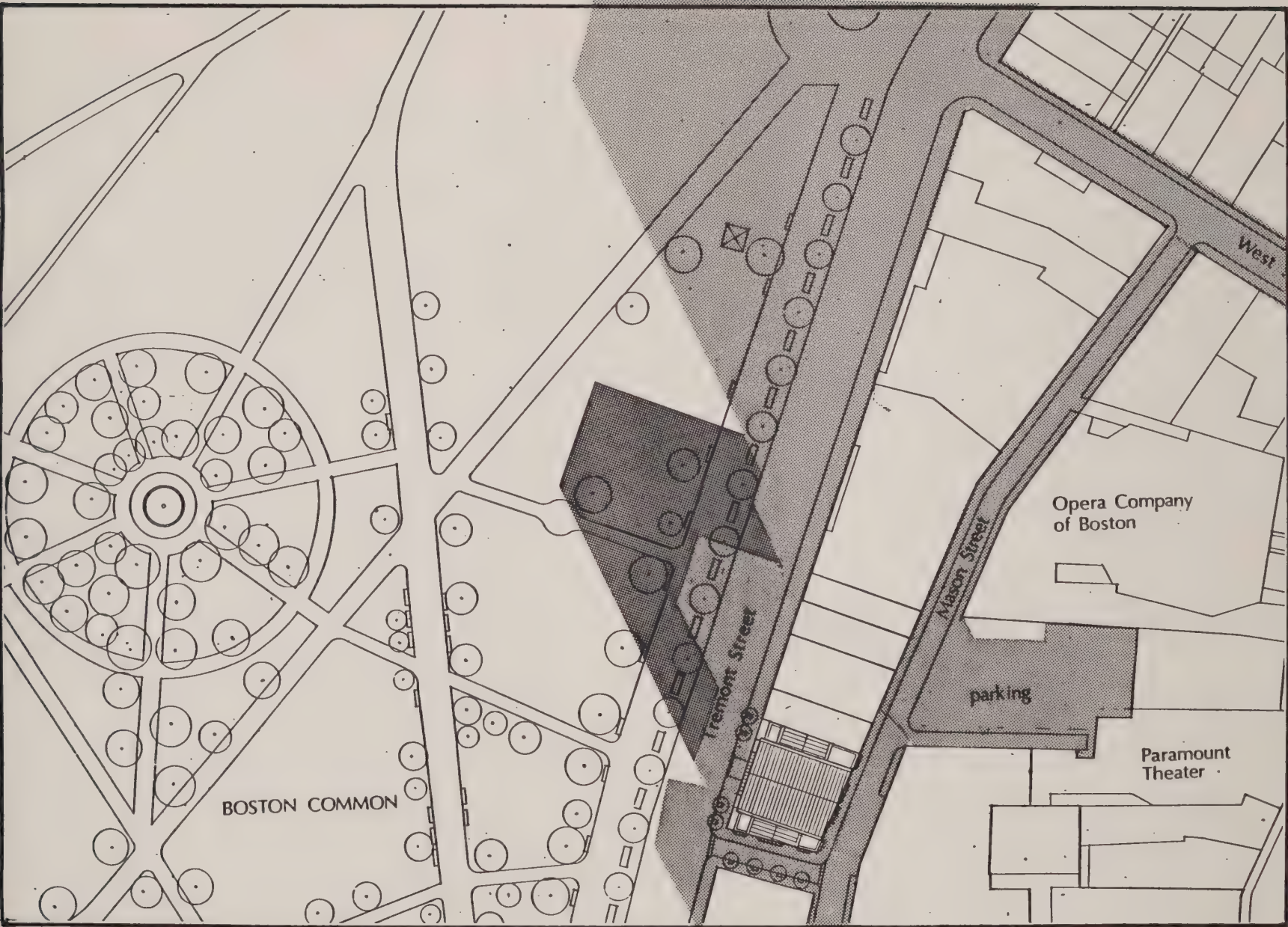


D12



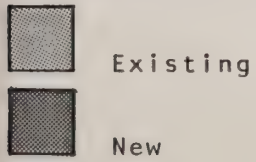
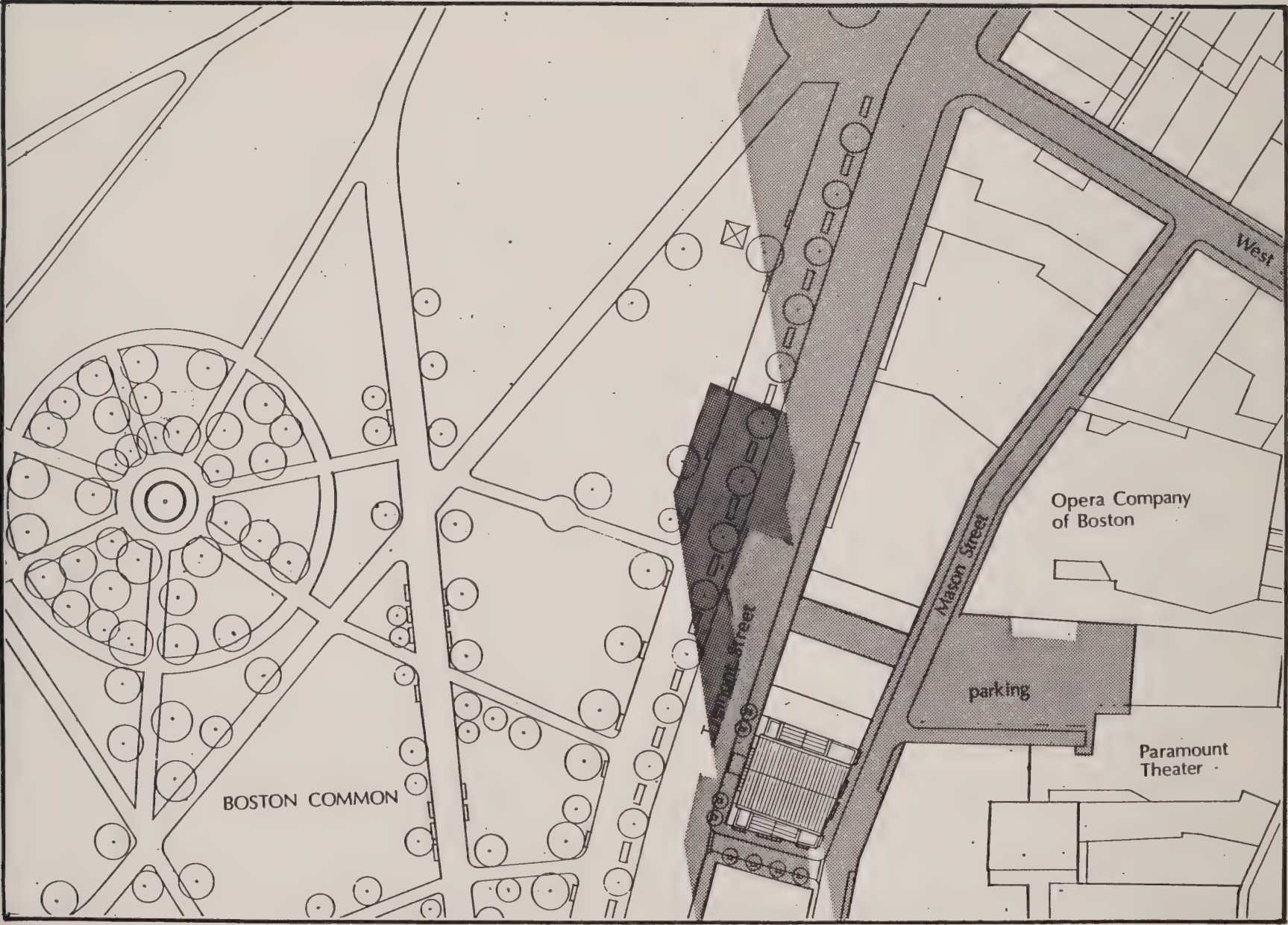
OCTOBER, 21 10:00AM
Solar Altitude 25.89°
Solar Azimuth E41.20°





OCTOBER 21 11:00AM
Solar Altitude 32.05°
Solar Azimuth E25.96°

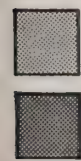




OCTOBER 21 12:00PM

Solar Altitude 35.38°
Solar Azimuth E8.53°





Existing

New

OCTOBER 21

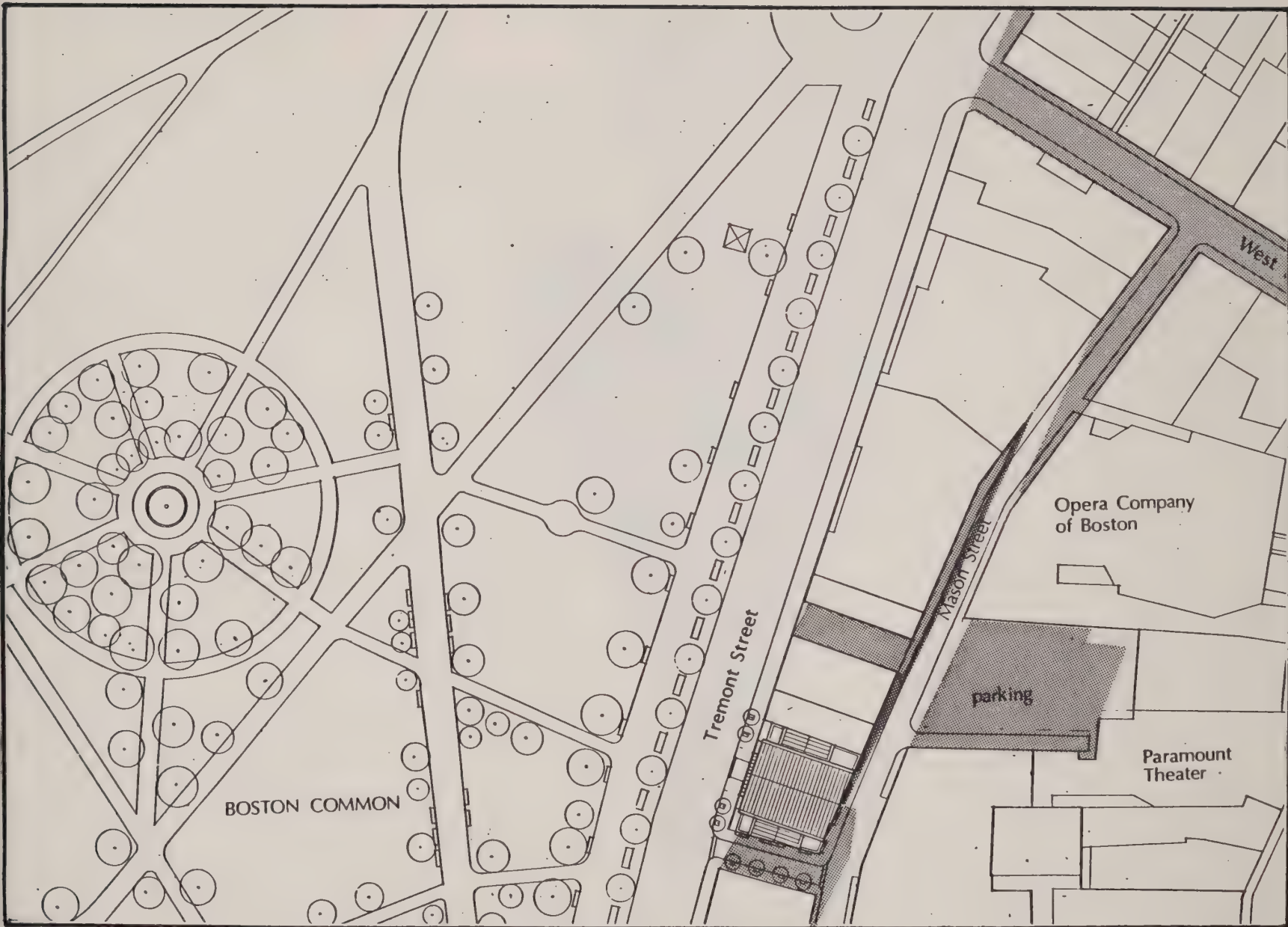
1:00PM

Solar Altitude 35.33°

Solar Azimuth W9.02°



D16



Existing

New

OCTOBER 21

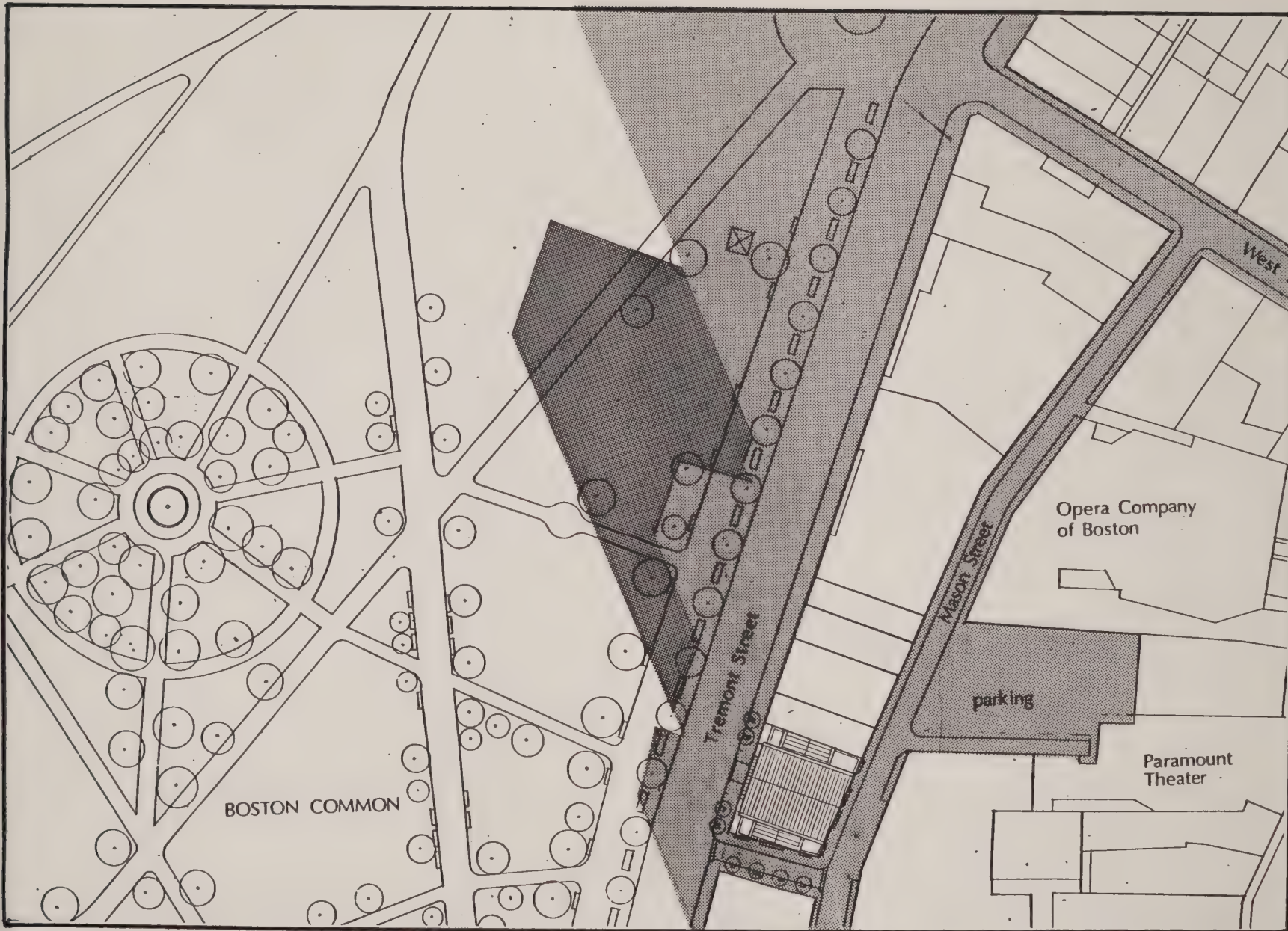
2:00PM

Solar Altitude 31.91°

Solar Azimuth W25.93°



D17



Existing

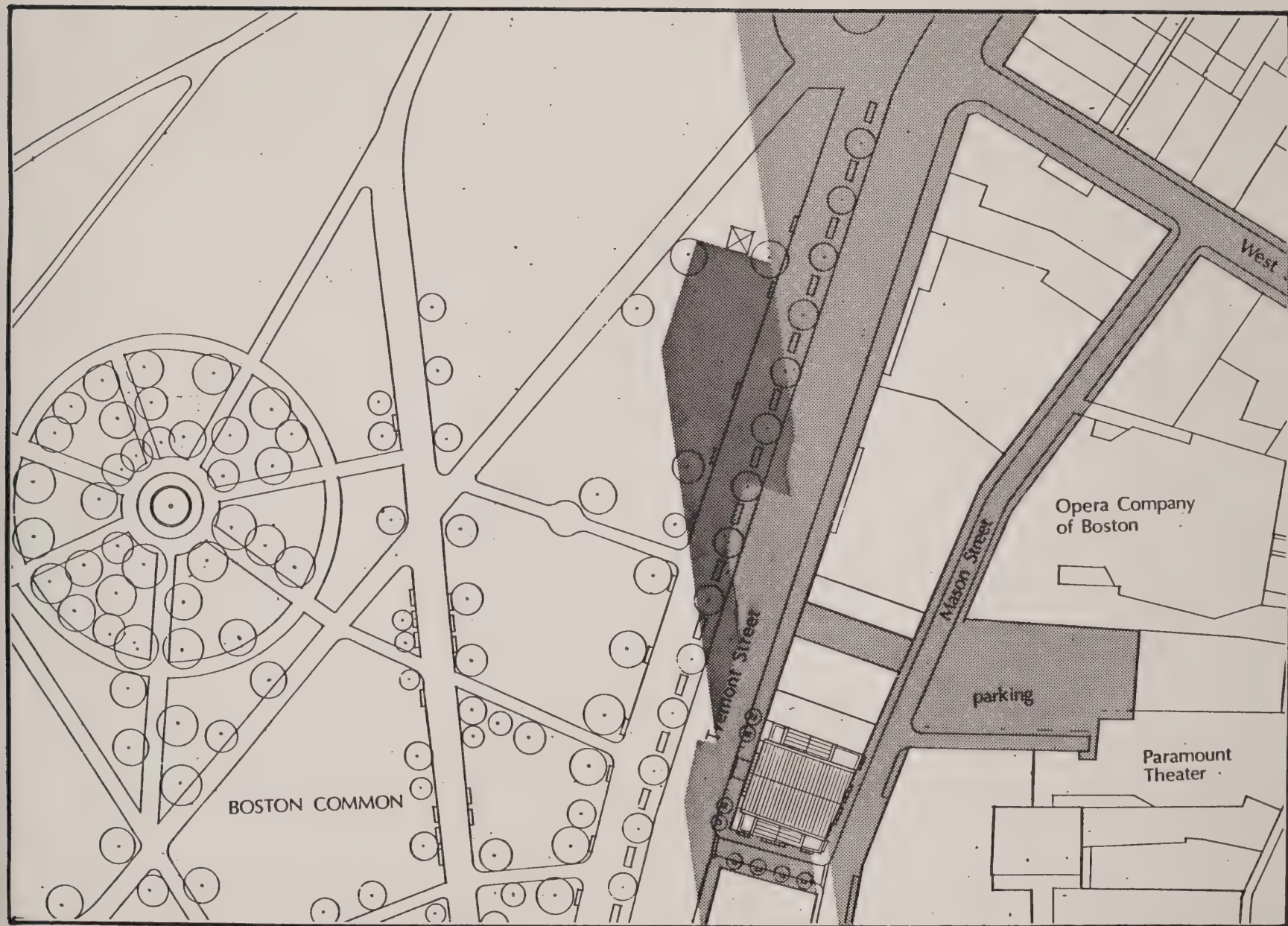
New

NOVEMBER 21 10:00AM

Solar Altitude 23.37°
Solar Azimuth E 23.08°



D18



Existing



New

NOVEMBER 21

11:00AM

Solar Altitude 26.38°

Solar Azimuth E8.06°



D19

E X H I B I T E

P H O T O A N D M A P S

I.	Aerial Photograph of Project Site	Page 1
II.	Construction Area Staging Plan	Page 2
III.	Washington Street Historic Theatre District Map	Page 3

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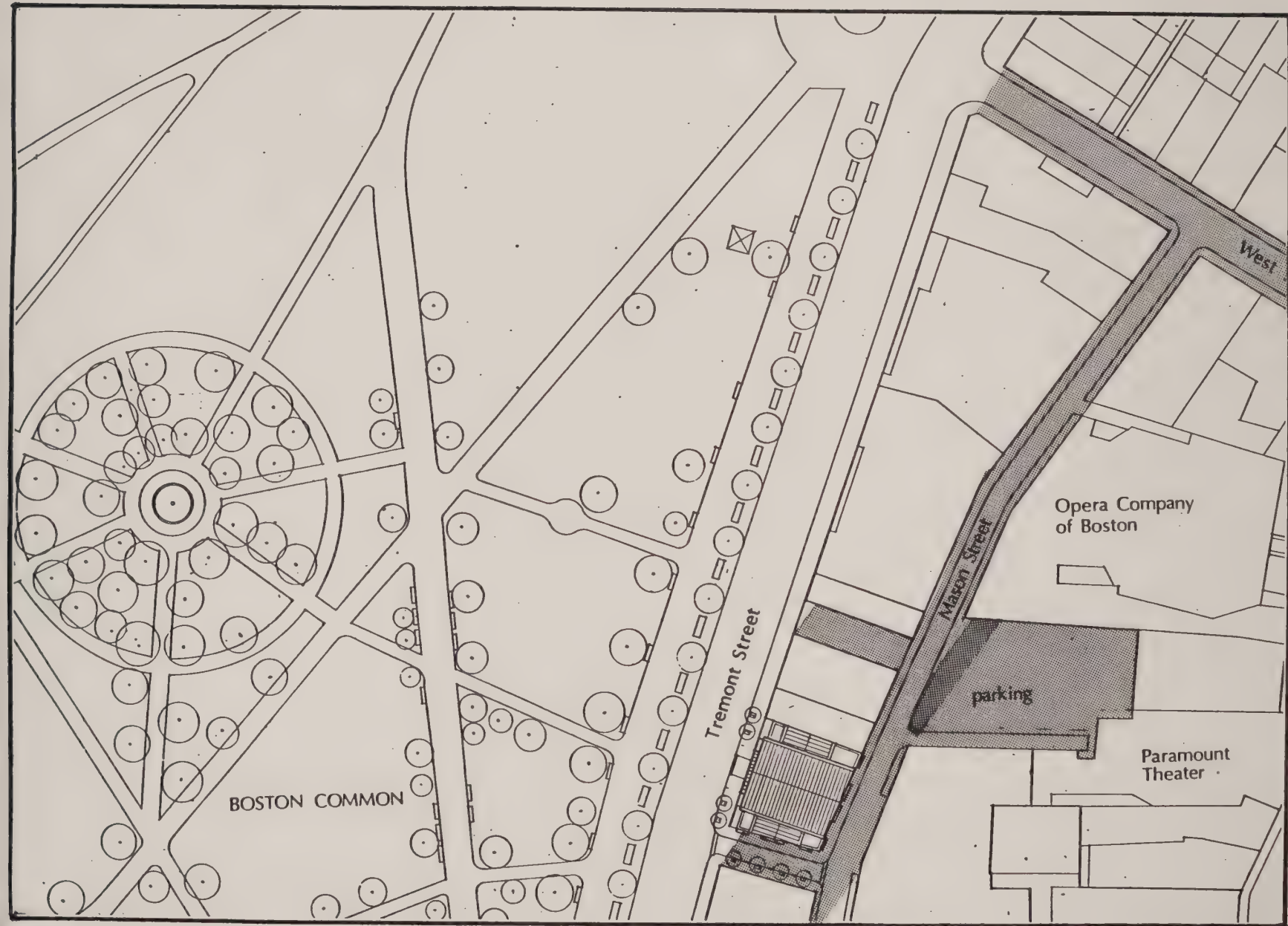
New

NOVEMBER 21 12:00PM

Solar Altitude 26.44°
Solar Azimuth W 7.46°



D20



Existing

New

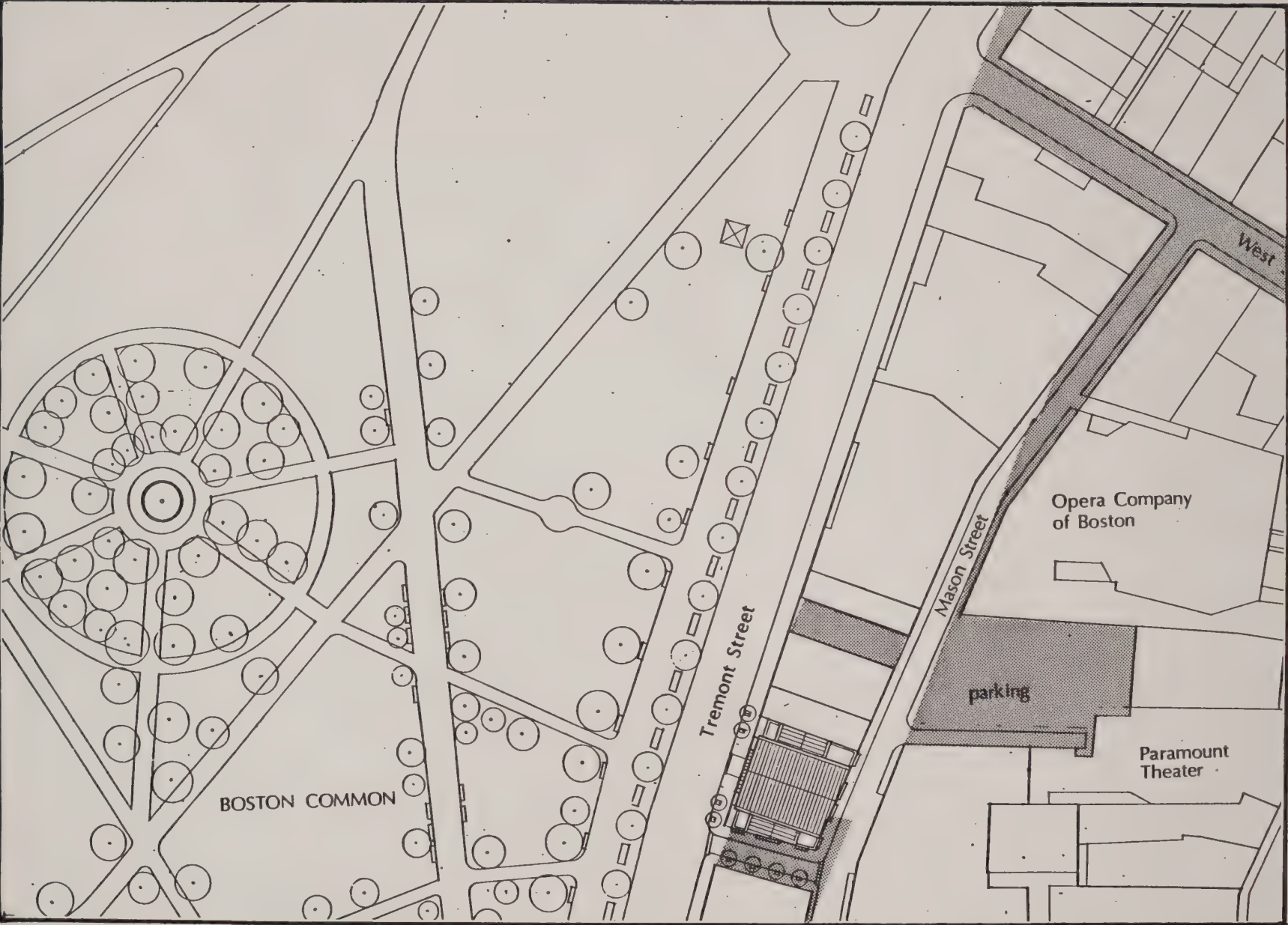
NOVEMBER 21 2:00PM

Solar Altitud 18.06°

Solar Azimuth W36.36°



D22



 Existing

 New

NOVEMBER 21 1:00PM

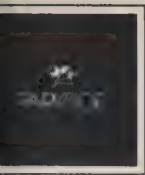
Solar Altitude 23.54°
Solar Azimuth W 22.52°



D21



Aerial Photograph
of Project Site



Washington Street
Historic Theatre
District Map

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